

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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File Number: 1-SE-05-C **Related File Number:**
Application Filed: 12/13/2004 **Date of Revision:**
Applicant: FOREST BROOK DEVELOPMENT, LLC
Owner: FOREST BROOK DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: Southeast side of Choto Rd., just west of Choto Marina.
Other Parcel Info.:
Tax ID Number: 172 5.03 & OTHER: 172BA001 & 172BB013 **Jurisdiction:** County
Size of Tract: 20.08 acres
Accessibility: Access is via Choto Rd, a minor collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Choto Marina / A (Agricultural) & CR (Rural Commercial)
South: Residences / A (Agricultural)
East: Residences / A (Agricultural)
West: Vacant land / A (Agricultural)
Proposed Use: Detached single-family subdivision **Density:** 0.996 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Highlands at Choto

Surveyor: Williams

No. of Lots Proposed: 20 **No. of Lots Approved:** 20

Variations Requested:

1. Intersection spacing variance on Choto Rd., between Road A and Whitten Ln., from 300' to 90'.
2. Horizontal curve variance at station 0+50, from 250' to 100'.
3. Horizontal curve variance at station 1+41, from 250' to 100'.
4. Horizontal curve variance at station 2+84, from 250' to 100'.
5. Horizontal curve variance at station 12+14, from 250' to 100'.
6. Vertical curve variance at station 0+95, from 325' to 165'.
7. Reverse curve tangent length variance at station 1+08.99, from 50' to 20'.
8. Broken back curve tangent variance at station 2+50.56, from 150' to 78.74'.
9. Broken back curve tangent variance at station 4+53.16, from 150' to 137.99'.
10. Maximum grade variance from 12% to 14%.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1 - 10 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Obtaining an off-site grading easement prior to Design Plan approval for the grading required for the proposed street near the intersection with Choto Rd.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Choto Rd.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement, common area, amenities and drainage system.
8. Meeting all requirements of the approved use on review development plan (9-G-04-UR).
9. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is proposing to develop a 20 lot detached single-family subdivision on a 20.08 acre tract at a density of 0.996 du/ac. A Concept Plan for this property was approved by the Planning Commission on September 9, 2004 (9-SE-04-C & 9-G-04-UR). The applicant has submitted a revised Concept Plan for this site with the primary change being a relocation of the access road to the east towards Whitten Ln. The change was made to reduce the amount of grading on the site and to improve the sight distance at the entrance. The subdivision will be served by a private street (joint permanent easement) with an entry gate. The gate will be located far enough off of Choto Rd. to allow a turnaround out of the public right-of-way. A change has also been made to the lot configuration of lots 1 - 5. The change to these lots includes a revision to the access for lots 2 - 4. The profile drawings for the driveways to these lots do not show a vertical curve for the transition from the street to the driveways. Revisions to the profiles will be required at the Design Plan stage of the subdivision.

The Knox County Commission approved the rezoning of this property to PR at a density of 1 du/ac on June 28, 2004. When the property survey is completed and the final plat is submitted, the proposed subdivision must comply with the maximum density limitation.

This subdivision will be served by subsurface sewage disposal systems. The Knox County Health

Department has reviewed the proposed concept plan and has found the site to be generally suitable for subsurface sewage disposal systems (see attached letter). Following a more detailed analysis, a final determination will be made for each of the proposed lots, which may result in a relocation of lot lines or combination of lots.

MPC Action: Approved

MPC Meeting Date: 1/13/2005

Details of MPC action:

Summary of MPC action: APPROVE variances 1 - 10 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions:

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: