

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 1-SG-01-C
Application Filed: 12/11/2000
Applicant: JUNIOR HOMMEL
Owner: JUNIOR HOMMEL

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side of Bagwell Ln., north of Ruggles Ferry Pk.
Other Parcel Info.:
Tax ID Number: 61 K B 1,2,3,4,5 & 6 **Jurisdiction:** County
Size of Tract: 65.2 acres
Accessibility: Access is via Bagwell Ln., a local street with a pavement width of 13' to 15' within an unknown right-of-way width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: Property in the area is zoned A agricultural and RA residential. Development consists of single family dwellings in both a subdivision and rural setting. Sunnyview Elementary School is located on Bagwell Ln. southeast of this site.
Proposed Use: Detached single family subdivision **Density:**
Sector Plan: East County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth 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: RA (Low Density 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: Greysburg Subdivision (formerly Gettysburg Hills)

Surveyor: Professional Land Systems

No. of Lots Proposed: 92 **No. of Lots Approved:** 0

Variations Requested:

1. Horizontal curve variances from 250' to 200' at Sta. 0+32 of Castle Pine Ln., at Sta. 15+32 and 31+97 of Whispering Pine Ln. and Sta. 3+01 of Pine Meadows Ln.
2. Horizontal curve variance from 250' to 175' at Sta. 7+55 of Pine Meadows Ln.
3. Vertical curve variances from 297' to 238' at Sta. 9+67 of Pine Meadows Ln. and from 148.25' to 126' at Sta. 41+74 of Whispering Pine Ln.
4. Intersection grade variances from 1% to 3% at the intersection of Castle Pine Ln. and Whispering Pine Ln. and from 1% to 2.5% at the intersection of Whispering Pine Ln. and Whispering Pine Ln.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE Variations 1-4 because of topography and the proposed variances will not create a traffic hazard.

APPROVE the concept plan for a subdivision containing up to 92 lots subject to 9 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (ORD. 91-1-102).
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
4. Widening of Bagwell Ln. to a minimum width of 20' from the entrance to this subdivision to a point where

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the existing pavement is already 20' wide or greater (approximately .25 mile to northern driveway of Sunnyview Elementary School.). This work is to be completed prior to the issuance of the first Certificate of Occupancy within this development.

5. Providing a 5' wide sidewalk on one side of all streets within the development and along Bagwell Ln. from the subdivision entrance to the northern most driveway of Sunnyview Elementary School.
6. Phasing the construction of this subdivision as shown on the concept plan.
7. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. A final plat application based on this concept plan will not be accepted for review by MPC until a certification of design plan has been submitted to the MPC Staff.

Comments:

The applicant submitted a concept plan and a traffic impact study for a 92 lot subdivision on this 65.2 acre site. The applicant has requested a number of variances to the street design standards. The staff can support these variances because of the topography of the site. The topography will also dictate the phasing of the construction of this subdivision. Staff will require the higher ground on this site be developed early in the project so the drainage will have minimal impact on the lower portion of the site during the development process.

Access to this site is via Bagwell Ln. The pavement width of that street is only 13' to 15' wide from the

proposed subdivision entrance to the northern driveway of the Sunnyview Elementary School. Staff will require the applicant to widen this street to a minimum width of 20' to the driveway at the elementary school. This will require the road be improved for a distance of approximately .25 mile. Additionally, due to the proximity of this development to the school, the staff will require that a sidewalk be constructed at the same time connecting this subdivision with the school and along all of the streets within the development.

MPC Action: Approved

MPC Meeting Date: 2/8/2001

Details of MPC action:

Summary of MPC action: APPROVE Variances 1-4 because of topography and the proposed variances will not create a traffic hazard.
APPROVE the concept plan for a subdivision containing up to 92 lots subject to 9 conditions.

Date of MPC Approval: 2/8/2001

Date of Denial:

Postponements: 1/11/01

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: