

# 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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 1-SG-17-C                      **Related File Number:** 1-L-17-UR  
**Application Filed:** 12/2/2016              **Date of Revision:**  
**Applicant:** RUTHERFORD DEVELOPMENT, LLC

## PROPERTY INFORMATION

**General Location:** South side of Murray Dr, east side of Wilkerson Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 68 P C 015                      **Jurisdiction:** City  
**Size of Tract:** 6.35 acres  
**Accessibility:** Access is via Murray Dr., a major collector street with a pavement width of 18' within a right-of-way that varies from 50' to 60', and Wilkerson Rd., minor collector with a pavement width of 18' within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** Property immediately adjacent to this site is zone A-1 agricultural and R-1 residential. Zoning within 1600' of this site includes C-3 and C-4 commercial and RP-1 residential zoning. The predominant use in the vicinity of the site is houses on individual lots. General commercial uses are in place along Clinton Highway.  
**Proposed Use:** Detached dwellings                      **Density:** 4.1 du/ac  
**Sector Plan:** Northwest City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 1356 Murray Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (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: Edith's Place

No. of Lots Proposed: 26                      No. of Lots Approved: 0

Variations Requested: 1) Length of vertical curve on Freebird Lane at station 10+60 from 150 feet to 120 feet.  
2) Length of vertical curve on Zamora Lane at station 20+50 from 105 feet to 100 feet.  
3) Increase maximum grade of Freebird Lane from 12% to 13%.  
4) Decrease minimum radius at intersection of Freebird Lane and Zamora Lane from 75' to 25'.

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE variances 1-4 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 8 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
2. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Murray Dr. at the intersection with the access to this project as required in section 62-88 of the Subdivision Regulations.
3. Place a note on the final plat that all lots will have access to the internal street system only.
4. Prior to recording the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the stormwater drainage facilities and all other commonly held assets.
5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
7. MPC staff review and approval of school bus stop location, improvements and accessibility before design plan approval by City Engineering, if school bus stop amenity provided.
8. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments:

Action: Approved

Meeting Date: 1/12/2017

Details of Action:

1. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
2. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Murray Dr. at the intersection with the access to this project as required in section 62-88 of the Subdivision Regulations.
3. Place a note on the final plat that all lots will have access to the internal street system only.
4. Prior to recording the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the stormwater drainage facilities and all other commonly held assets.
5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
7. MPC staff review and approval of school bus stop location, improvements and accessibility before design plan approval by City Engineering, if school bus stop amenity provided.
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Summary of Action: APPROVE variances 1-4 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 8 conditions:

Date of Approval: 1/12/2017

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Chancery Court

**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:**