

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: 10-SA-12-C **Related File Number:** 10-B-12-UR
Application Filed: 8/27/2012 **Date of Revision:**
Applicant: TRANTANELLA CONSTRUCTION COMPANY

PROPERTY INFORMATION

General Location: Northeast side of Heiskell Rd., northwest of Copeland Rd.
Other Parcel Info.:
Tax ID Number: 46 F C 001 - 032 **Jurisdiction:** County
Size of Tract: 7.09 acres
Accessibility: Access is via Heiskell Rd., a minor arterial street with an 18' to 20' pavement width within an 88' right-of-way (right-of-way was reduced to 35' from the centerline with the previous recorded plat for the property).

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lots
Surrounding Land Use: North: Residences / A (Agricultural) & RA (Low Density Residential)
South: Residences / A (Agricultural)
East: Residences / A (Agricultural)
West: Residences / A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:** 3.67 du/ac
Sector Plan: North 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 Villas at Tyler's Gate

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

Variations Requested:

1. Horizontal curve variance on Chandler's Country Way at STA 5+00, from 100' to 75'.
2. Horizontal curve variance on Road B at STA 1+25, from 100' to 60'.
3. Vertical curve variance on Chandler's Country Way at STA 0+60, from 157.25' to 95'.
4. Vertical curve variance on Chandler's Country Way at STA 5+15, from 227' to 150'.
5. Vertical curve variance on Road B at STA 1+80, from 136.5' to 100'.
6. Intersection grade variance on Road B at STA 0+13, from 3% to 5.77 %.
7. Intersection grade variance on Road B at STA 1+80, from 3% to 3.33 %.
8. Broken back curve tangent variance on Chandler's Country Way at STA 2+40 to STA 3+23, from 150' to 84'.
9. Broken back curve tangent variance on Chandler's Country Way at STA 4+06 to STA 4+46, from 150' to 36'.

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 1-9 due to existing street improvements that were completed as part of the previous approvals and the requested variances will not create a traffic hazard.

APPROVE the concept plan subject to the following 6 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
3. Establishing a sight distance easement across lots 19 and 20.
4. Placing a note on the final plat that all lots will have access only to the internal street system.
5. Identifying an approved public street name on the final plat which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). The final plat shall also include a notation on the change of the street name from Chandlers Country Way to the new approved public street designation.
6. Placing a note on the final plat that building construction within the 50' sinkhole buffer identified on the plat may be permitted only if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for the structure within the 50' sinkhole buffer.

With the conditions noted above, this request meets all criteria for approval of a concept plan and a use on review in the PR zoning district.

Comments: The applicant is requesting approval of a 26 lot detached residential subdivision. A concept plan (11-SA-08-C) was approved for this site on November 13, 2008 for a 30 lot attached residential subdivision. A final plat for the subdivision was recorded on November 1, 2010. The applicant is requesting a change in the previous approval from attached to detached residences on individual lots with a reduction in the number of lots from 30 to 26.

On the recorded plat, the subdivision lots are served by a Joint Permanent Easement (JPE) with a 40' right-of-way. This new concept plan is proposing a change in the access to the lots from a JPE to a public street with a 50' right of way. With the change from a JPE to a public street, the street name designation as Chandlers Country Way will also have to change to reflect the change to a public street. Since all the lots within the subdivision are under single ownership, the official street name change will occur with the approval and recording of the new final plat.

There is a significant sinkhole located in the northwest corner of the property. The applicant will not be

allowed to build within 50' of the last closed contour of that sinkhole unless a geotechnical study is prepared by a registered engineer and states that building within the buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works.

Action: Approved **Meeting Date:** 10/11/2012

Details of Action:

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
3. Establishing a sight distance easement across lots 19 and 20.
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With the conditions noted above, this request meets all criteria for approval of a concept plan and a use on review in the PR zoning district.

Summary of Action: APPROVE variances 1-9 due to existing street improvements that were completed as part of the previous approvals and the requested variances will not create a traffic hazard.

APPROVE the concept plan subject to the following 6 conditions:

Date of Approval: 10/11/2012 **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, Second Reading:	
Date of Legislative Action:		Other Ordinance Number References:	
Ordinance Number:		Disposition of Case, Second Reading:	
Disposition of Case:		If "Other":	
If "Other":		Amendments:	
Amendments:		Effective Date of Ordinance:	
Date of Legislative Appeal:			