

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
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Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 10-SB-02-C **Related File Number:** 10-C-02-UR
Application Filed: 9/9/2002 **Date of Revision:**
Applicant: SOUTHLAND GROUP, INC.
Owner: SOUTHLAND GROUP, INC.

PROPERTY INFORMATION

General Location: Northeast side of Greenwell Rd., north of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 38 PT. 018 **Jurisdiction:** County
Size of Tract: 45.83 acres
Accessibility: Access is via Greenwell Rd., a collector street with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: Property in the area is zoned A agricultural and PR residential. Development in the area consists of single family subdivisions and large tracts of agricultural property.
Proposed Use: Detached single family subdivision **Density:** 2.19 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned 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: 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: Southland Group on Greenwell Rd.
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 100 **No. of Lots Approved:** 0
Variances Requested: 1. Intersection grade variance from 1% to 3% at Road A and Road B.
2. Intersection grade variance from 1% to 3% at Road E and Road D.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE variances 1-2 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 11 conditions
Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. 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. Meeting all requirements of the approved use on review development plan.
7. 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.
8. Relocating the entrance or removing the hump in Greenwell Rd., north of the proposed entrance, in order to provide 300' of sight distance in each direction at the entrance to this development.
9. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Greenwell Rd.
10. The geotechnical study called for in note #8 must be completed and approved by the Knox County Dept. of Engineering and Public Works prior to any of the identified lots obtaining final plat approval.
11. Meeting all applicable requirements and obtaining all necessary permits from the Tenn. Dept. of Environment and Conservation.

Comments: This is a 45.8 acre site that is located on the east side of Greenwell Rd., just north of E. Emory Rd. The site is rolling and has three large sinkholes and a number of smaller depressions. The design of the subdivision takes into consideration the presence of these sinkholes and depressions. Most all of the lots have a building site that is located more than 50' from the top of the hatched contour as has been required by staff in these types of cases. Lots that do not have a building site 50' from the edge of the hatched contour will be required to have a geotechnical study prepared for them, stating their suitability as a building site before they will be permitted to be approved as part of a final plat. Some of the lots may not have a suitable building site and will have to be combined with the adjoining lots.

At the time this site was being considered for rezoning, a neighboring property owner questioned how the drainage was going to be handled on this site. One of the large sinkholes on the eastern end of the site straddles the property line with the adjoining property. A significant amount of water is reported to go into this sinkhole in periods of heavy rain. The applicants are designing the subdivision in a manner that the drainage from all of the roads and houses will be directed to the front of the development away from the sinkhole in question.

The entrance as designed does not meet the minimum sight distance as required by the Subdivision Regulations. If permitted by the Knox County Dept. of Engineering, the applicant may remove a hump in Greenwell Rd. If that were to occur, the sight distance would far exceed the required 300'. If that is not feasible, the entrance can be moved to the south to a point that it would meet the minimum requirement.

MPC Action: Approved **MPC Meeting Date:** 10/10/2002

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant 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).
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Summary of MPC action: APPROVE variances 1-2 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 11 conditions

Date of MPC Approval: 10/10/2002

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: