

# 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  
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:** 10-SB-15-C                      **Related File Number:** 10-B-15-UR  
**Application Filed:** 8/24/2015              **Date of Revision:**  
**Applicant:** RICK WILKINSON

## PROPERTY INFORMATION

**General Location:** South side of Bob Gray Rd., east of Gray Eagle Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 080                      **Jurisdiction:** County  
**Size of Tract:** 8.7 acres  
**Accessibility:** Access is via Bob Gray Rd., a major collector street with a 19' pavement width within a 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:** North: Residences and vacant land / BP (Business and Technology) / TO (Technology Overlay)  
South: Residences / PR (Planned Residential) / TO (Technology Overlay)  
East: Residences / PR (Planned Residential) / TO (Technology Overlay)  
West: Residences / PR (Planned Residential) / TO (Technology Overlay)  
**Proposed Use:** Detached residential subdivision                      **Density:** 3.79 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 10304 Bob Gray Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) / TO (Technology Overlay) pending  
**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: Hamilton Farm

No. of Lots Proposed: 33                      No. of Lots Approved: 33

Variances Requested:

1. Horizontal curve radius variance on Hamilton Farm Rd. from 250' to 100' between STA 0+28.71 and STA 0+72.58.
2. Horizontal curve radius variance on Hamilton Farm Rd. from 250' to 100' between STA 4+52.46 and STA 5+49.88.
3. Horizontal curve radius variance on Hamilton Farm Rd. from 250' to 120' between STA 6+24.54 and STA 8+84.63.
4. Broken back tangent variance on Hamilton Farm Rd. from 150' to 74.66' between STA 5+49.88 and STA 6+24.54.

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 1-4 because the site's topography and shape restrict 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. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works, and shall be installed at the time the street improvements are installed for the subdivision.
4. Including sight distance easements across Lots 26 and 27 on the final plat.
5. Prior to obtaining a design plan approval for the subdivision, submitting a detailed grading plan to the Knox County Department of Engineering and Public Works and Planning Commission Staff that documents all proposed lots will have adequate building sites and yard areas with driveway grades not exceeding a 15% grade. Those lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. 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 subdivide this 8.7 acre tract located on the south side of Bob Gray Rd., east of Gray Eagle Ln., into 33 lots at a density of 3.79 du/ac. The proposed subdivision will be served by a public street with a sidewalk located on one side of the street. The Planning Commission recommended approval of a rezoning to PR (Planned Residential) / TO (Technology Overlay) at a density of up to 4 du/ac. on August 13, 2015. The Knox County Commission will consider the request on October 26, 2015

The preliminary grading and stormwater plan identified a potential problem with having adequate building sites on approximately five lots within the subdivision. Staff has recommended a condition that the applicant provide a detailed grading prior to design plan approval that documents that adequate building sites are available on all proposed lots.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all exterior boundaries of this Subdivision which can be approved by the Planning Commission.

Action: Approved

Meeting Date: 10/8/2015

Details of Action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County

Health Department.

2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).

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**Summary of Action:**

APPROVE variances 1-4 because the site's topography and shape restrict 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:**

10/8/2015

**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:**