

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 10-SC-04-C                      **Related File Number:** 10-H-04-UR  
**Application Filed:** 9/13/2004                      **Date of Revision:**  
**Applicant:** RIC MIXON  
**Owner:** TURKEY CREEK LAND PARTNERS, LLC

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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### PROPERTY INFORMATION

**General Location:** West side of Chapman Hwy. at the intersection with Sevierville Pike.  
**Other Parcel Info.:**  
**Tax ID Number:** 150 20    **Jurisdiction:** County  
**Size of Tract:** 13.91 acres  
**Accessibility:** Access is via Chapman Hwy., a four lane major arterial street with a required 100' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:** North: Mix of commercial businesses and residences / CA (General Business)  
South: Residences / A (Agricultural)  
East: Mix of commercial businesses and residences / CA (General Business)  
West: Vacant land and residences / A (Agricultural)  
**Proposed Use:** Attached single-family subdivision    **Density:** 6.83 du/ac  
**Sector Plan:** South 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:** Villages at Seymour

**Surveyor:** Touchton

**No. of Lots Proposed:** 95      **No. of Lots Approved:** 95

**Variances Requested:**

1. Horizontal curve variance on Inspiration Circle at station 4+33, from 250' to 112'.
2. Horizontal curve variance on Inspiration Circle at station 13+00, from 250' to 113.76'.
3. Vertical variance on Inspiration Circle at station 1+00, from 226.5' to 200'.
4. Broken back curve variance on Inspiration Circle at station 3+00, from 150' to 107.69'.

**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 variance 1-4 because the shape and topography of the site restricts compliance with the Subdivision Regulations, and the proposed variance 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. Revising the street pavement section to show a 26' pavement width.
4. Revising the lot lines for lots 64 and 67 so that all lots will meet the minimum lot frontage requirement of 25'.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Obtaining a street connection permit from the Tennessee Department of Transportation for the recommended improvements identified below in the comment section.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Including line of sight easements on the final plat across the common area and lots at the horizontal curves in order to provide the needed sight distance.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, amenities and drainage system.
10. Meeting all requirements of the approved use on review development plan.
11. 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 develop a 95 lot attached single-family subdivision on a 13.91 acre tract at a density of 6.83 du/ac. Access to this property is via Chapman Hwy., a major arterial street. This property was rezoned to PR (Planned Residential) at a density of 1 - 10 du/ac in 2002. The proposed subdivision will include common areas around the detention basin and mail center and a walking path. Prior to certification of the final plat for the subdivision, the applicant will have to establish a property owners association that will be responsible for maintenance of the common area, amenities and drainage system.

A traffic impact study was required for this development. A copy of the study recommendations is attached. Improvements that will be required as a part of this approval include: a) a left turn lane from northbound Chapman Hwy. into the subdivision; b) a right turn lane from southbound Chapman Hwy. into the subdivision; and, c) separate left and right turn lanes out of the subdivision. The length of the turn lanes and tapers, and timing of the improvements (turn lanes to be in place before construction begins) are to be worked out with the Tennessee Department of Transportation (TDOT) during the permitting process. The design of the subdivision entrance (lanes and island design and location) shall also be worked out with TDOT during the permitting process. To improve traffic flow on Chapman Hwy. in this area, TDOT will be looking at the possible extension of the proposed center turn lane on Chapman Hwy. north to the intersection with Sevierville Pike. This will allow for a southbound left turn lane at Sevierville Pike.

**MPC Action:** Approved

**MPC Meeting Date:** 10/14/2004

- Details of MPC action:**
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**Summary of MPC action:** APPROVE variance 1-4 because the shape and topography of the site restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard  
 APPROVE the concept plan subject to 11 conditions

**Date of MPC Approval:** 10/14/2004

**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:**