

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 10-SC-06-C **Related File Number:** 10-B-06-UR
Application Filed: 8/31/2006 **Date of Revision:**
Applicant: VARNER HOMES & DEVELOPMENT, LLC
Owner: DAVID VARNER

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
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FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: West side of Bell Rd., south of Brackett Rd.
Other Parcel Info.:
Tax ID Number: 20 101.02 **Jurisdiction:** County
Size of Tract: 6.18 acres
Accessibility: Access is via Bell Rd., a major collector street with an 18' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Telecommunications tower and vacant land / I (Industrial)
South: Vacant land and residences / A (Agricultural)
East: Approved subdivision under construction / PR (Planned Residential)
West: Vacant land / A (Agricultural)
Proposed Use: Detached residential subdivision **Density:** 1.94 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: Creekhead Woods
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 12 **No. of Lots Approved:** 12
Variances Requested: 1. Variance to reduce the intersection spacing between the proposed subdivision street and Mountain Rise Dr., from 300' to 149.5'.
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 because the site's location and available sight distance restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Providing documentation to the Knox County Department of Engineering and Public Works at the Design Plan stage of the subdivision that 300' of sight distance exists in both directions along Bell Road at the subdivision entrance.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Bell Rd. at the subdivision entrance.
5. Prior to submission of an application for final plat approval for any lots in this project, the applicant must contract with a geotechnical engineer to review this site and determine if a suitable building site is contained on each proposed lot. The geotechnical study must be reviewed and approved by the Knox County Department of Engineering and Public Works prior to submission of the final plat.
6. Providing a notation on the final plat that all lots will have access only to the internal street system.
7. Revising the minimum floor elevation for Lot 12 to 1056.0.
8. Meeting all requirements of the approved use on review development plan.
9. 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 has submitted a new concept plan for the proposed subdivision of this 5.988 tract into 12 detached residential lots at a density of 1.94 du/ac. A previous concept plan approved for this site by the Planning Commission (9-SB-05-C/9-A-05-UR) on November 10, 2005 proposed 6 lots with each lot having direct access to Bell Rd. With limited sight distance to the north along Bell Rd., the single access street to serve all lots is a major improvement.

Staff is recommending a condition that the applicant's surveyor provide documentation to the Knox County Department of Engineering and Public Works at the Design Plan stage of the subdivision, that 300' of sight distance exists at the proposed subdivision entrance.

On conducting our site visit, staff had observed spoil material on the site that may have been dumped from the quarry operation on the east side of Bell Rd. Based on our observations and the comments in the attached letter from the Tennessee Department of Environment and Conservation concerning karst features in the area, Staff is recommending a condition that the applicant contract with a geotechnical engineer to review this site and determine if a suitable building site is contained on each proposed lot. The geotechnical study must be reviewed and approved by the Knox County Department of Engineering and Public Works prior to submission of the final plat.

MPC Action: Approved **MPC Meeting Date:** 10/12/2006

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Providing documentation to the Knox County Department of Engineering and Public Works at the Design Plan stage of the subdivision that 300' of sight distance exists in both directions along Bell Road

at the subdivision entrance.

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

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6. Providing a notation on the final plat that all lots will have access only to the internal street system.

7. Revising the minimum floor elevation for Lot 12 to 1056.0.

8. Meeting all requirements of the approved use on review development plan.

9. 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.

Summary of MPC action:

APPROVE variance 1 because the site's location and available sight distance restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions:

Date of MPC Approval: 10/12/2006

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: