

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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www.knoxmpc.org

File Number: 10-SC-07-C **Related File Number:**
Application Filed: 8/31/2007 **Date of Revision:**
Applicant: HEARTLAND DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: North side of Highland View Rd., west of Simpson Rd.
Other Parcel Info.:
Tax ID Number: 150 017 **Jurisdiction:** County
Size of Tract: 124.68 acres
Accessibility: Access is via Highland View Dr., a minor collector street with an 19' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land and residences / A (Agricultural)
South: Residences and vacant land / A (Agricultural) & RA (Low Density Residential)
East: Residences / PR (Planned Residential) & A (Agricultural)
West: Vacant land and residences / A (Agricultural)
Proposed Use: Detached residential subdivision **Density:** 0.95 du/ac
Sector Plan: South 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: Heartland Development, LLC on Highland View Rd.

No. of Lots Proposed: 119 No. of Lots Approved: 119

Variances Requested: 1. Reduction of the right-of-way corner radii at the intersection of Road A and Highland View Rd., from 25' to 0'.
2. Horizontal curve variance on Road B at station 3+00, from 250' to 175'.
3. Vertical curve variance on Road A at station 1+00, from 225' to 180'.

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 1-3 because the site's existing access and topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 conditions

Staff Recomm. (Full): 1. Meeting all applicable 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. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkhole (closed contour area) identified on the plat. Construction within the 50' setback may be permitted 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. Engineered footings may be required for any structures within the 50' sinkhole buffer.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. 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.

With the conditions noted, this concept plan meets the requirements for approval in the PR zone.

Comments: The applicant is proposing to subdivide this 124.68 acre tract into 119 lots at a density of 0.95 du/ac. The Knox County Commission approved the rezoning for this property to PR (Planned Residential) at a density of 1 du/ac on April 25, 2005. A concept plan and use-on-review (4-SF-05-C / 4-H-05-UR) were approved by the Planning Commission for this site on April 14, 2005. Since a final plat has not been approved for the subdivision, the concept plan expired in April of this year. The use-on-review approval is still valid.

This subdivision will be served by subsurface sewage disposal systems. The Knox County Health Department provided a letter with the previous application that identified that severe limitations exist for use of subsurface sewage disposal systems on portions of the site. It is expected that after the high intensity soil survey map is completed, several lots may have to be combined in order to have an acceptable area for utilization of subsurface sewage disposal systems.

This site includes a couple of large sinkholes. A 50' building setback will be required from the top of the sinkholes (closed contour areas). Construction within the 50' setback may be permitted 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. Engineered footings may be required for any structures within the 50' sinkhole buffer.

Due to the number of lots in the proposed subdivision, a traffic impact study was required. Upon review of the traffic impact study, it was determined by MPC and Knox County Department of Engineering and Public Works Staff that there is adequate capacity on the existing roadways to handle the projected traffic and off-site traffic improvements will not be required.

MPC Action: Approved

MPC Meeting Date: 10/11/2007

Details of MPC action:

Summary of MPC action: APPROVE variances 1-3 because the site's existing access and topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 conditions

Date of MPC Approval: 10/11/2007

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: