

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
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 10-SC-17-C **Related File Number:** 10-G-17-UR
Application Filed: 8/28/2017 **Date of Revision:**
Applicant: TURNER HOMES, LLC

PROPERTY INFORMATION

General Location: North side of George Light Rd., west side of Pellissippi Parkway.
Other Parcel Info.:
Tax ID Number: 89 12301 & 12306 **Jurisdiction:** County
Size of Tract: 13.722 acres
Accessibility: Access is via George Light Rd., a minor collector street with a 17' pavement width within a 50' right-of-way (60' required).

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences - PR (Planned Residential) / TO (Technology Overlay)
South: Residences - RA (Low Density Residential) / TO (Technology Overlay)
East: Pellissippi Parkway - A (Agricultural) / TO (Technology Overlay)
West: Cemetery and Solway Park - A (Agricultural) / TO (Technology Overlay)
Proposed Use: Detached Residential Subdivision **Density:** 3.57 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: 3101 George Light Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) 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: Goodison Park

No. of Lots Proposed: 49 No. of Lots Approved: 49

Variances Requested: 1. Vertical curve length variance from 175' to 105' at STA 0+65 on Road A.
2. Vertical curve length variance from 350' to 210' at STA 7+00 on Road B.

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 and 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 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 street names which are 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. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building 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. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Working with the Knox County Greenways Coordinator on establishing the greenway easement along the George Light Rd. street frontage and along Lots 44 and 45 that will help to provide access to Solway Park.
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 13.722 acre tract into 49 detached residential lots at a density of 3.57 du/ac. The property is located on the north side of George Light Rd. and the west side of Pellissippi Parkway. The proposed subdivision will be served by public streets with a single access out to George Light Rd.

The Planning Commission recommended approval of a rezoning to PR (Planned Residential) at a density of up to 4 du/ac. on September 14, 2017. The Knox County Commission will consider the rezoning to PR (Planned Residential) on October 23, 2017.

Staff is recommending that the applicant work with the Knox County Greenways Coordinator on establishing the greenway easement along George Light Rd. and their subdivision boundary as identified on the concept plan. The proposed subdivision includes sidewalks that would provide a pedestrian connection to the future Knox to Oak Ridge Greenway which will connect to Solway Park which is located just west of the subdivision.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all exterior

boundaries of this subdivision. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts.

Action: Approved **Meeting Date:** 10/12/2017

- Details of 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 (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. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
 4. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building 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. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 6. Working with the Knox County Greenways Coordinator on establishing the greenway easement along the George Light Rd. street frontage and along Lots 44 and 45 that will help to provide access to Solway Park.
 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.

Summary of Action: APPROVE variances 1 and 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 8 conditions

Date of Approval: 10/12/2017 **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:**