

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 10-SI-04-C                      **Related File Number:** 10-M-04-UR  
**Application Filed:** 9/13/2004              **Date of Revision:**  
**Applicant:** BMF PROPERTIES, LLC  
**Owner:** BMF PROPERTIES, 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  
400 Main Street  
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### PROPERTY INFORMATION

**General Location:** Southwest side of Andes Rd. at the intersection with Cureton Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 105 A A 7, 8.01, 9, 10 & OTHER: PART OF 8.02              **Jurisdiction:** County  
**Size of Tract:** 9.09 acres  
**Accessibility:** Access is via Andes Rd., a major collector street with a 20' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:** North: Residences / A (Agricultural)  
South: Residences / A (Agricultural)  
East: Residences / A (Agricultural)  
West: Vacant land and residences / A (Agricultural)  
**Proposed Use:** Detached single-family subdivision              **Density:** 2.42 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:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) & 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:** Reagan Woods  
**Surveyor:** Benchmark Associates, Inc.  
**No. of Lots Proposed:** 22      **No. of Lots Approved:** 22  
**Variances Requested:** 1. Intersection spacing variance between the centerlines of the proposed subdivision street and Cureton Rd., from 300' to 170'.  
**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 location 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. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Placing a note on the concept plan that the Knox County Department of Engineering and Public Works has approved the increase in the intersection grades as shown on the subdivision profile drawings.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Placing a note on the final plat that landscaping within the common area island between Roads A and B shall be installed and maintained so as not to interfere with the sight distance at these intersections.
7. 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, including the common area located in the island between Roads A and B, and the drainage system.
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 is proposing to develop a 22 lot detached single-family subdivision on a 9.09 acre tract at a density of 2.42 du/ac. Access to this property is via Andes Rd., a major collector street. The Planning Commission recommended approval of a rezoning request to PR (Planned Residential) at a density of 1-3 du/ac at the August 12, 2004 meeting (8-M-04-RZ). The Knox County Commission approved the request on September 27, 2004. An additional rezoning request for Tax Parcel 105AA007 was recommended for approval to PR (Planned Residential) at a density of 1-3 du/ac at the September 9, 2004 Planning Commission meeting (9-J-04-RZ). That request is scheduled to be heard by Knox County Commission on October 25, 2004.

The proposed street design for this subdivision includes a landscaped island between the two streets. The applicant will be required to establish a property owners association for maintenance of the island and other common area. The landscaping in the island shall be installed and maintained so as not to interfere with the sight distance at these intersections. The Knox County Department of Engineering and Public Works staff has approved an increase of the intersection grades from 1% to the grades identified on the profile drawings.

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

**Details of MPC 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 (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

4. Placing a note on the concept plan that the Knox County Department of Engineering and Public Works has approved the increase in the intersection grades as shown on the subdivision profile drawings.

5. Placing a note on the final plat that all lots will have access only to the internal street system.

6. Placing a note on the final plat that landscaping within the common area island between Roads A and B shall be installed and maintained so as not to interfere with the sight distance at these intersections.

7. 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, including the common area located in the island between Roads A and B, and the drainage system.

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 location 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:** 10/14/2004

**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:**