

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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File Number: 11-SB-07-C **Related File Number:** 11-D-07-UR
Application Filed: 10/1/2007 **Date of Revision:**
Applicant: J.K. RYMER HOMES

PROPERTY INFORMATION

General Location: North side of Maloney Rd., west side of Belt Rd.
Other Parcel Info.:
Tax ID Number: 135 B B 034, 035 & PART OF 033.01 **Jurisdiction:** County
Size of Tract: 3.18 acres
Accessibility: Access is via Maloney Rd., a major collector street with an 18' pavement width within a 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use: North: Residences / RA (Low Density Residential)
South: Vacant land / RAE (Exclusive Residential)
East: Residences / RA (Low Density Residential) & RB (General Residential)
West: Residences / RA (Low Density Residential)
Proposed Use: Attached and detached residential subdivision **Density:** 2.12
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Urban 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: Castle Pines (Revised)

No. of Lots Proposed: 3 No. of Lots Approved: 43

Variances Requested:

1. Vertical curve variance on Castle Pines Ln. from 328.5' to 200', STA 1+35.
2. Grade variance on Castle Pines Ln. from 12% to 15%.
3. Intersection spacing variance along Maloney Rd. between Belt Rd. and Castle Pines Ln., from 300' to 184'.
4. Horizontal curve variance on Castle Pines Ln. from 250' to 200', STA 1+00.
5. Horizontal curve variance on Castle Pines Ln. from 250' to 225', STA 4+00.
6. Horizontal curve variance on Castle Pines Ln. from 250' to 150', STA 8+00.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE variances 1 - 6 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 7 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. Certification on the final plat by the applicant's surveyor that there is at least 300 feet of sight distance in both directions along Maloney Rd. at the subdivision entrance.
5. Prior to or concurrent with recording of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
6. Grading the bank along the proposed entrance per Knox County Department of Engineering and Public Works.
7. 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 20.28 acre tract into 41 attached and 2 detached residential lots at a density of 2.12 du/ac. In May of 2007, MPC approved a 39 unit concept/use-on-review (5-SB-07-C/5-C-07-UR) for a 19.58 acre portion of this site. Since then, the applicant has acquired an adjoining 3.18 acre parcel and has revised their previous plan to include an additional 3 residential lots.

Access to the subdivision will be from Maloney Rd. The applicant will be required to note on the concept plan that the required 300' of sight distance at the subdivision entrance will be certified prior to design plan approval. As per the Knox County Department of Engineering and Public Works, additional grading of the bank along the frontage road and entrance into the subdivision will be required in order to improve sight distance.

MPC Action: Approved

MPC Meeting Date: 11/8/2007

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).
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Summary of MPC action: APPROVE variances 1 - 6 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 7 conditions:

Date of MPC Approval: 11/8/2007

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: