

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 11-SC-01-C **Related File Number:** 11-J-01-UR
Application Filed: 10/8/2001 **Date of Revision:**
Applicant: SCOTT SMITH & ERIC MOSELEY
Owner: SCOTT SMITH

PROPERTY INFORMATION

General Location: West side of Reagan Rd., north of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 104 11.03 **Jurisdiction:** County
Size of Tract: 19.58 acres
Accessibility: Access is via Reagan Rd., a collector street with a pavement width of 17' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: Property in the area is zoned PR and RA residential and A agricultural. Development consists of detached single family dwellings and vacant land. The site forms a portion of the eastern boundary of the TO (Technology Overlay) zone boundary associated with the Pellissippi Parkway corridor.
Proposed Use: Detached single family subdivision **Density:** 2.35 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) / TO (Technology Overlay)
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: Hardin Fields

Surveyor: LeMay & Associates

No. of Lots Proposed: 46 No. of Lots Approved: 0

Variances Requested: 1. Horizontal curve variance from 250' to 100' at Sta. 4+20 of Wild Fern Ln. N.
2. Horizontal curve variance from 250' to 150' at Sta. 3+95 of Garden Walk Ln.
3. Cul de sac transition radius from 75' to 50' on Wild Fern Ln. and Silver Grass Ln.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE variances 1 - 3 because of topography, and because the proposed variances will not create a traffic hazard.

Staff Recomm. (Full):

APPROVE the Concept Plan subject to 8 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. The off-site drainage running through the site must be kept separate from the on-site drainage system.
3. Widening Reagan Rd., from the entrance to the subdivision south to Hardin Valley Rd., to a standard acceptable to the Knox County Department of Engineering and Public Works. Any required design plans for the road widening are to be submitted at the design plan phase of the proposed subdivision.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Concurrent with final plat approval, record a line of sight easement across Lot 33 in order to provide the needed sight distance for the curve in Wild Fern Lane N.
7. Meeting all requirements of the approved use on review development plan.
8. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to the MPC staff.

Comments:

The applicants are proposing the subdivision of this 19.58 acre tract into 46 detached single-family lots with access from Reagan Rd., a minor collector street. This property was recently approved by County Commission, on an appeal of the Planning Commission's recommendation of denial, for a rezoning to PR (Planned Residential) at 1-3 du/ac (1-O-01-RZ). The proposed density for the subdivision is 2.35 du/ac. The same applicants had a concept plan and use on review approved for this site in May, 2001. This revised plan changes the proposed road layout and increases the lot count by one.

Since the pavement width in the area of the entrance of the subdivision is only 17', staff is recommending that Reagan Rd. be widened to a width of at least 20', back to Hardin Valley Rd. It is Staff's position that this improvement is necessary because of the number of lots proposed for this subdivision and the potential for future development of the other large tracts along Reagan Rd. The applicant has already obtained approval from the Tennessee Department of Environment and Conservation for the proposed subdivision.

MPC Action:

Approved

MPC Meeting Date: 11/8/2001

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. The off-site drainage running through the site must be kept separate from the on-site drainage system.
3. Widening Reagan Rd., from the entrance to the subdivision south to Hardin Valley Rd., to a standard acceptable to the Knox County Department of Engineering and Public Works. Any required design plans for the road widening are to be submitted at the design plan phase of the proposed subdivision.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Concurrent with final plat approval, record a line of sight easement across Lot 33 in order to provide the needed sight distance for the curve in Wild Fern Lane N.
7. Meeting all requirements of the approved use on review development plan.
8. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to the MPC staff.

Summary of MPC action: APPROVE variances 1 - 3 because of topography, and because the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject to 8 conditions:

Date of MPC Approval: 11/8/2001 **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: