

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SC-17-C Related File Number:
Application Filed: 9/25/2017 Date of Revision:
Applicant: IDEAL ENGINEERING SOLUTIONS

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: West side of Saylor's Ford Rd., south end of River Poppy Rd.
Other Parcel Info.:
Tax ID Number: 42 19537 Jurisdiction: County
Size of Tract: 18.12 acres
Accessibility: Access is via River Poppy Rd., a local street with a 26' pavement width within a 50' right-of-way with access out to Mascot Rd., a minor collector street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences - PR (Planned Residential)
South: Vacant land - I (Industrial)
East: Residences - RA (Low Density Residential)
West: Vacant land - I (Industrial)
Proposed Use: Detached Residential Subdivision Density: 3.55 du/ac
Sector Plan: Northeast County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 Saylor's Ford Rd
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: River Meadows, Unit Two

No. of Lots Proposed: 65 No. of Lots Approved: 65

Variances Requested: 1. Horizontal curve variance on Road D at STA 1+60.46, from 250' to 175'.
2. Horizontal curve variance on Road E at STA 1+49.41, from 250' to 125'.

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 & 2 because the site's natural features restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan for up to 65 lots 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 (County Ord. 91-1-102).
3. 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.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration or drainage discharge into any sinkholes.
5. 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.
6. Working with Knox County Department of Engineering and Public Works to correct the existing storm water runoff that is impacting the sanitary sewer system in the subdivision.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Placing a note on the final plat that all lots will have access only to the internal street system.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the PR zone.

Comments: The applicant has submitted a new concept plan for Unit Two of River Meadows Subdivision that includes a total of 65 lots on 18.12 acres at a density of 3.55 du/ac. The original concept plan and use on review approvals for River Meadows Subdivision (7-SI-06-C/7-F-06-UR) were issued on August 10, 2006. The original subdivision approval proposed to subdivide a 47.36 acre tract into 169 detached residential lots at a density of 3.57 du/ac. The final plat approved for Unit 1 of the subdivision was for 100 lots. The original concept plan approval expired prior to the development of the remaining 69 lots. With the approval of the proposed Unit 2, there will be a total of 165 lots.

The access for the existing subdivision is via Mascot Rd., a minor collector street. The concept plan for the proposed second unit of the subdivision included a second access to Saylor's Ford Rd. Due to design issues, the proposed access out to Saylor's Ford Rd. has been eliminated. All lots will now use the single access out to Mascot Rd.

A Transportation Impact Study was prepared by Ajax Engineering for this development with the last revision date being January, 2018. The revised study evaluated the traffic impact from the subdivision based on the single access. Following review by Knox County Department of Engineering and Public Works and Planning Commission staff, it was determined that there would be acceptable levels of service at the studied intersections and no street improvements would be required.

With 165 lots, a recreational amenities plan would be required for the subdivision. When originally approved, sidewalks were approved as an amenity for the subdivision. Sidewalks will be provided in the second unit of the subdivision. There is a 2.05 acre common area lot in the first unit of the subdivision that can be used as an amenity area.

Action: Approved

Meeting Date: 2/8/2018

Details of Action:

Summary of Action: APPROVE variances 1 & 2 because the site's natural features restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan for up to 65 lots subject to 8 conditions:

Date of Approval: 2/8/2018

Date of Denial:

Postponements: 11/9/2017-1/11/18

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: