

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SD-06-C **Related File Number:** 11-G-06-UR
Application Filed: 10/6/2006 **Date of Revision:**
Applicant: EAGLE BEND PROPERTIES
Owner: EAGLE BEND REALTY

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
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southeast side of Ball Rd., southwest side of Rhyne Cove Ln.
Other Parcel Info.:
Tax ID Number: 91 PART OF 179 & 183.01 **Jurisdiction:** County
Size of Tract: 27.295 acres
Accessibility: Access is via Rhyne Cove Ln., a local access street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences / A (Agricultural)
South: Vacant land / A (Agricultural)
East: Residences / PR (Planned Residential) & A (Agricultural)
West: Approved subdivision / PR (Planned Residential)
Proposed Use: Detached residential subdivision **Density:** 3.11 du/ac
Sector Plan: Northwest 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: Miller's Plantation Revised
Surveyor: The Campbell Co.
No. of Lots Proposed: 85 **No. of Lots Approved:** 85
Variances Requested: 1. Horizontal curve variance on Road A at STA 4+47, from 250' to 175'.
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's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

Staff Recomm. (Full): APPROVE the Concept Plan subject to 9 conditions:

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. Identifying the floodway, no fill line, 100 and 500 year flood fringe, and the minimum floor elevations for applicable lots on the final plat.
4. Identifying all blueline streams, wet weather conveyances, drainage easements and stream buffers on the final plat.
5. The applicant may subdivide up to 73 of the 85 lots without the addition of a left turn lane on Ball Rd. at Miller Creek Rd. Subdivision of the remaining 12 lots will require the left turn lane or a revised traffic impact analysis approved by Knox County Engineering with determination that the turn lane is not needed.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
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 an additional 85 detached single-family lots as the final phase of Miller's Plantation Subdivision, a multi-unit subdivision which is located on the southeast side of Ball Rd. This is a revision to a concept plan approved by the Planning Commission on January 12, 2006. The concept plan has been revised at the request of the Tennessee Department of Environment and Conservation to reduce the number of crossings of a blueline stream located on the property. The revised plan reduced the total number of lots for this unit of the subdivision by four. The existing three units of the subdivision contain a total of 88 detached single-family lots. With the proposed addition, there will be a total of 173 lots. The proposed density for Unit 4 of the subdivision is 3.11 du/ac. The overall density for the subdivision is 2.96 du/ac.

While a Traffic Impact Study was prepared for the third unit of the subdivision, it only considered the first three units and did not include this addition. A revised study has been submitted for the additional lots in Unit 4. Highlights from that study are included in the packet. The traffic study identifies that warrants are met by this development that would require a left turn lane on Ball Rd. at Miller Creek Rd., the subdivision entrance. However, the position is taken in the study that with the construction of the Ball Camp Pike Connector, the turn lane would not be warranted. Since the Ball Camp Pike Connector is being constructed in three phases, the completion date of the entire road will not occur until after 2012. It was Staff's position that with the amount of subdivision development that is occurring along Ball Rd. and in consideration of the timing of the completion of the Ball Camp Pike Connector, the turn lane was still needed to serve this subdivision. At the meeting of January 12, 2006 the Planning Commission modified Staff's recommended turn lane condition to allow the subdivision of up to 73 of the 89 lots without the addition of the left turn lane. Subdivision of the remaining 16 lots would require the turn lane or a revised traffic impact analysis approved by Knox County Engineering with the

determination that a turn lane is not needed. On this revised request, Staff is recommending the Planning Commission's revised condition.

This site includes a named (Grassy Creek) blueline stream that has a required 100' buffer located 50' on each side of the centerline of the creek. Grassy Creek is within a priority watershed that drains into Beaver Creek, which is designated as an impaired stream.

MPC Action: Approved

MPC Meeting Date: 12/14/2006

Details of MPC action:

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Summary of MPC action:

APPROVE variance 1 because the site's topography 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: 12/14/2006

Date of Denial:

Postponements: 11/9/2006

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: