

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SE-00-C **Related File Number:** 11-G-00-UR
Application Filed: 10/9/2000 **Date of Revision:**
Applicant: CALLOWAY / BISHOP
Owner: CALLOWAY / BISHOP

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
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northeast side of Norris Frwy., southwest side Andersonville Pk.
Other Parcel Info.:
Tax ID Number: 28 9.9.02,10,11,90.01,91 **Jurisdiction:** County
Size of Tract: 68.09 acres
Accessibility: Access is via Norris Frwy., a two lane arterial street with a pavement width of 24' within a 150' to 200' right-of-way. Access to this development is also provided by Andersonville Pk., a collector street with a pavement width of 18' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 3 single family dwellings and vacant
Surrounding Land Use: Property in the area is zoned A agricultural , PR and RA residential. Development consists of single family dwellings.
Proposed Use: Detached single family subdivision **Density:** 3.01 du/ac
Sector Plan: North 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)
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: Norris Freeway Heights Subdivision
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 205 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve at Sta. 11+20 of Road A from 311.75' to 200'.
2. Vertical curve at Sta. 22+40 of Road J from 310.25' to 200'
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE variances #1-2 because of topography and the proposed variances will not create a traffic hazard.

APPROVE the concept plan for a subdivision containing up to 205 residential lots subject to 10 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Proposed improvements to the intersection of Old Andersonville Pk. and Norris Freeway be done within the existing right-of-way or with the permission of the adjoining property owners. Private driveways can not be disturbed without the permission of the property owners. No grading or other land disturbance is to take place until the detailed design of this improvement has been approved by the Knox Dept. of Engineering and Public Works and the Tenn. Dept. of Transportation. The construction of this intersection improvement must be completed prior to the issuance of any building permits within this development.
4. No houses being constructed within 50' of the hatched contour area of the various sinkholes on this site.
5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
6. Place a note on the final plat that all lots will have access to the internal street system only.
7. Obtaining any required off site drainage easements prior to commencing any grading on this site.

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8. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
9. Meeting all requirements of the approved Use on Review.
10. 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 MPC staff.

Comments: This is a proposal to divide a 68 acre site into 205 residential lots and common area for the proposed amenities. The site is hilly with a number of small sinks or depressions on this site. The staff will recommend that no residences be allowed to be constructed within 50' of the edge of a sinkhole. This is based on a recommendation made to staff by a geologist with the Tennessee Dept. of Environment.

Since this subdivision contains more than 150 lots, two access points will be required. The applicants are proposing one access on Andersonville PK. The other access point will be from Norris Freeway. In order to have a safe entrance on Norris Freeway, the applicants are proposing to reconstruct the

intersection of Old Andersonville Pk. and Norris Freeway via a connection to this proposed development. From a traffic operation standpoint, this new intersection will work much better than the existing intersection at Old Andersonville Pk. At present, Old Andersonville Pk. intersects at approximate 60 degree angle. The new intersection will create a ninety degree intersection. The staff is supportive of this change if the construction can take place in the existing right-of-way. If it cannot be done within the existing right-of-way, the applicants will have to obtain the permission of any effected property owners. It is extremely important that all of the details regarding this access point be taken care of before work on this project begins. These design and property acquisition or easements to accomplish this intersection improvement must be in place before grading begins on this site.

Due to the size of this development, the staff has required the provision of amenities within the subdivision. The developers have proposed a swimming pool with the needed parking and a play ground and park area. The applicants will be required to provide sidewalks throughout the development. The PR (Planned Residential) zoning of the site dictates that a open space and recreational activities be provided in a development. When developments reach the size of this proposal, staff routinely requires recreational activities be incorporated into the planning of the project.

MPC Action:

Approved

MPC Meeting Date: 2/8/2001

Details of MPC action:

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2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
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Summary of MPC action:

APPROVE variances 1-2 and the concept plan for a subdivision containing up to 205 residential lots subject to 10 conditions.

Date of MPC Approval:

2/8/2001

Date of Denial:

Postponements: 11/9/00

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: