

# 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-SE-05-C                      **Related File Number:** 4-L-06-UR  
**Application Filed:** 10/7/2005              **Date of Revision:**  
**Applicant:** S & E PROPERTIES  
**Owner:** S & E PROPERTIES

### PROPERTY INFORMATION

**General Location:** East side of N. Campbell Station Rd., south of Yarnell Rd., north of Black Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 16 & 17.01                      **Jurisdiction:** County  
**Size of Tract:** 46.4 acres  
**Accessibility:** Access is via N. Campbell Station Rd., a minor arterial street with a 20' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:** North: Residences / RA (Low Density Residential)  
South: Vacant land / A (Agricultural)  
East: Vacant land / A (Agricultural)  
West: Residences / RA (Low Density Residential)  
**Proposed Use:** Detached single-family subdivision                      **Density:** 2.84 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Rural 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:** N. Campbell Station Road Development

**Surveyor:** Cannon & Cannon

**No. of Lots Proposed:** 132      **No. of Lots Approved:** 132

**Variances Requested:**

1. Horizontal curve variance on Road A at STA 17+50, from 250' to 200'.
2. Horizontal curve variance on Road B at STA 10+00, from 250' to 175'.
3. Horizontal curve variance on Road B at STA 20+00, from 250' to 150'.
4. Vertical curve variance on Road A at STA 0+57.50, from 112.5' to 67.5'.
5. Broken back curve tangent variance on Road A at STA 20+00, from 150' to 130.35'.

**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 - 5 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 11 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. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. Certification on the final plat by the applicant's surveyor that there is at a minimum, 300 feet of sight distance in both directions along N. Campbell Station Rd. at the subdivision entrance. The sight distance shall be certified during the spring or summer months to document that roadside vegetation does not reduce sight distance below minimum requirements.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. Including a line of sight easement across Lots 70 and 71 in order to provide the needed sight distance for the curve in Road B.
8. Including a line of sight easement across Lots 81 and 82 in order to provide the needed sight distance for the curve in Road B.
9. Prior to certification 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.
10. Establishing a greenway easement along Hickory Creek, if required by the Knox County Greenways Coordinator.
11. 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 46.4 acre tract into a detached single-family subdivision. The proposed subdivision will have access from N. Campbell Station Rd., a minor arterial street with a 20' pavement width within a 50' right-of-way. While the property has access out to Yarnell Rd., that access strip will not be used since it does not meet the minimum 50' width requirement for a public right-of-way and there is an existing residence on an adjoining lot that is very close to the property line. That strip of land has been identified as common area and will include a utility easement.

The applicant had submitted two requests for rezoning and sector plan amendments for this property (12-C-05-RZ & 12-A-05-SP for a 4.67 acre tract and 2-O-06-RZ & 2-D-06-SP for the 41.8 tract that was previously zoned RA (Low Density Residential)). The requests were approved by the Knox County Commission on March 27, 2006 for a sector plan designation of LDR (Low Density Residential) and a rezoning to PR (Planned Residential) at a density of up to 3 du/ac.

With the proposed increase in lots for the subdivision a revised traffic impact study has been submitted.

Based on the analysis, turning lanes are not required for the proposed subdivision. The study indicated that the minimum sight distance requirement of 300 feet can be obtained at this location but may require the removal of some roadside vegetation. The applicant will be required to certify sight distance prior to final plat approval.

The proposed concept plan shows the floodplain requirements for Hickory Creek which includes the 100' stream buffer, floodway, no-fill zone, 100 and 500 year floodplain and minimum floor elevations for impacted lots. The tributary that extends north paralleling N. Campbell Station Rd. includes a 30' buffer. All lots have buildable areas outside of the required stream buffers and no-fill zone.

The Knox County Parks Plan identifies a greenway along Hickory Creek. A condition is recommended for establishing a greenway easement along Hickory Creek, if required by the Knox County Greenways Coordinator.

**MPC Action:** Approved **MPC Meeting Date:** 5/11/2006

- Details of MPC action:**
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**Summary of MPC action:** APPROVE variances 1 - 5 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 11 conditions:

**Date of MPC Approval:** 5/11/2006 **Date of Denial:** **Postponements:** 11/10-4/13/2006

**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:**