

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-SH-08-C **Related File Number:**
Application Filed: 10/13/2008 **Date of Revision:**
Applicant: MATT SPRINKLE

PROPERTY INFORMATION

General Location: East side of Kelly Ln., south of Kodak Rd.
Other Parcel Info.:
Tax ID Number: 99 100 & 101 **Jurisdiction:** County
Size of Tract: 24.05 acres
Accessibility: Access is via Kelly Ln., a local street with a 14-15' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: North: Church / A (Agricultural)
South: Residential subdivision / PR (Planned Residential)
East: Residential subdivision / PR (Planned Residential)
West: Residences & agricultural property / A (Agricultural)
Proposed Use: Residential subdivision **Density:** 1.34
Sector Plan: East 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: LeConte Vista

No. of Lots Proposed: 18 **No. of Lots Approved:** 0

Variances Requested: 1. Horizontal curve variance from 250' to 150' from STA 5+45.03 to STA 7+70.93.
2. Horizontal curve variance from 250' to 150' from STA 9+96.95 to STA 12+57.45.
3. Vertical curve variance at STA 1+35.39 from 225' to 153'.
4. Vertical curve variance at STA 4+66.98 from 600' to 480'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE variances 1-4 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 the following 12 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Widening Kelly Ln. along the frontage of the subject property to 20' and dedicating 25' of right-of-way from the centerline of Kelly Ln.
4. If it is determined that there is sufficient right-of-way - (this includes both sides of Kelly Ln.) - between the subject property and Kodak Rd., the applicant will be required to widen Kelly Ln. from the proposed entrance up to Kodak Rd.
5. Place a note on the design plan that intersection grades of 3% or less as shown on the plan have been approved by the Knox County Dept. of Engineering and Public Works.
6. Place a note on the final plat that access to the proposed lots will be via the internal street system only.
7. Dedicating sight distance easements on lots 15 and 16 as per requirements of the Knox County Dept. of Engineering and Public Works.
8. Typical section on the road profile will require "D" Mix and 8" extruded curb as per requirements of the Knox County Dept. of Engineering and Public Works.
9. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
10. Submitting a detailed plan on the proposed entrance including the gate as per requirements of the Knox County Fire Marshall's Office.
11. Identifying driveway locations on lots fronting the two curves along LeConte Vista Way.
12. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC Staff.

Comments: The applicant is requesting approval of an 18 lot residential subdivision on this 24.05 acre site at a density of 1.34 du/ac. A concept plan was approved for this property in August of 2008 (7-SB-08-C/7-B-08-UR); however, since that time the developer of the property has decided to relocate the entrance closer to Kodak Rd. These two tracts were originally included in the concept plan for the River Island Subdivision. Since that time, the applicant has decided to develop this 24.05 tract separately.

Access to the site is off Kelly Ln., which currently has a pavement width of 14'. According to KGIS, the existing right-of-way width of Kelly Ln. is approximately 40' from the proposed property up to Kodak Rd. The applicant will be required to determine whether or not 40' of right-of-way or any additional right-of-way is in fact available for improvements. If it is determined that there is sufficient right-of-way along either sides of Kelly Ln., the applicant will be required to improve Kelly Ln. to 20' from the proposed entrance up to Kodak Rd. If it is determined that there is not sufficient right-of-way to make improvements from the proposed entrance up to Kodak Rd., the applicant will only be responsible for improvements along the full frontage of the subject property.

MPC Action: Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action: APPROVE variances 1-4 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 the following 12 conditions:

Date of MPC Approval: 11/13/2008 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Chancery Court	Date of Legislative Action, Second Reading:	
Date of Legislative Action:		Other Ordinance Number References:	
Ordinance Number:		Disposition of Case, Second Reading:	
Disposition of Case:		If "Other":	
If "Other":		Amendments:	
Amendments:		Effective Date of Ordinance:	
Date of Legislative Appeal:			