

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Turkey Creek - Revised

Surveyor: Site, Inc.

No. of Lots Proposed: 41 **No. of Lots Approved:** 0

Variances Requested: Refer to the attached sheet from the developer requesting 29 variances from the subdivision regulations regarding right-of-way width, reduction of intersection curb and right-of-way radii, increase in intersection grades, and double frontage lots. Based on the Concept Plan profiles, an additional variance is required.

30. Intersection grade variance on Road B at Parkside Dr., from the 0.5% minimum to 0.25%.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB

Staff Recomm. (Abbr.): APPROVE variances 1-29 since the variances will not create a traffic hazard and the streets will comply with all other design standards.
DENY variance 30 (Withdrawn by Planning Commission 3/8/01) based on City's request of no street grade less than 1%.

Staff Recomm. (Full): APPROVE the Concept Plan with 41 lots subject to 11 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 0-280-90).
3. Withdrawn by the Planning Commission 3/8/01. Eliminating the 5 access points onto Parkside Dr. located at the western end of the subdivision as identified on the attached exhibit.
4. Identifying the approved access points on the final plat and including a note on the plat that access to Parkside Dr. is only approved for those locations shown on the plat.
5. Submission of a revised concept plan is required for consideration of any median crossings or access points not shown on the approved concept plan.
6. Conformance with the 404 permit issued by the U.S. Army Corp of Engineers and the 401c certification by the Tennessee Department of Environment and Conservation for streambed and wetlands alteration, and wetlands mitigation.
7. Stormwater plans for future development within the project boundary shall be designed to ensure adequate quality of discharge stormwater. State and local stormwater quality regulations shall be met.
8. At the request of the Knoxville Department of Engineering, at the Design Plan phase, revise the street profiles for Streets B, E & F to change the grades that are less than 1% to a minimum of 1%.
9. Meeting all applicable requirements of the Knoxville Department of Engineering.
10. Meeting all requirements of the Knoxville Zoning Ordinance.
11. A final plat application based on this concept plan (for lots abutting the new public streets) will not be accepted for review by the MPC until certification of design plan approval has been submitted to MPC Staff.

With the conditions noted, the request meets all requirements for approval of a concept plan.

Comments:

The last Concept Plan approval for this property was granted by the MPC on June 10, 1999. The site was approved for 15 large commercial lots. Since that time, final plats have been approved for the southern side of Parkside Dr. with that property being developed as a major commercial center that includes Wal-Mart, Goody's, Target and additional retail shops. The applicant is now proposing to further subdivide the property into 41 lots and include new public streets north of Parkside Dr. to serve lots between Parkside Dr. and the Interstate. One of the new streets will parallel Parkside Dr. and will have a right-of-way of 40'. This street will have five connecting streets (with 50' rights-of-way) to Parkside Dr., with each connection to Parkside Dr. being located at an existing median crossing. A number of variances from the Subdivision Regulations are being requested and these variances are acceptable to the Knoxville Department of Engineering (see attached letter). Four of the proposed lots in the subdivision are designated as non-buildable lots. Two of the lots have conservation easements

on them for wetlands protection, and two lots will be used for drainage detention.

The applicant has submitted a concept plan that identifies the proposed access points for all lots. This includes access points at all median crossings in Parkside Dr. and one right-in/right-out on each side of Parkside Dr. between each median crossing. Some of the lots will have shared access drives. Exceptions to this layout are the lots for the existing commercial center that includes Wal-Mart, Goody's and Target. For this center, all access points except one are located at the median crossings. Staff is recommending approval of this plan with the condition that 5 access points located at the western end of the subdivision be eliminated (see attached exhibit identifying those 5 access points).

It is Staff's position that the number of access points proposed is not in keeping with the transportation policy of The General Plan for Knoxville-Knox County which recommends that access to adjacent properties from arterial streets should be minimized. The major benefits of limiting access points to arterial streets are as follows:

- 1) Safety improvement - Every driveway acts as an at-grade intersection on the roadway. Accidents occur most often where there are conflict points with intersecting traffic. Studies have shown that the accident rate increases proportionally with the number of access points per roadway segment.
- 2) Capacity improvement - The fewer the number of intersecting roadways, the more traffic the facility will be able to accommodate.

At this early stage of the development, the applicant is able to plan for the use of more shared access drives and require interconnections between lots.

MPC Action: Approved

MPC Meeting Date: 3/8/2001

Details of MPC action: APPROVE the Concept Plan with 41 lots subject to 10 conditions.

- 1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
- 2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 0-280-90).
- 3. Withdrawn by the Planning Commission.
- 4. Identifying the approved access points on the final plat and including a note on the plat that access to Parkside Dr. is only approved for those locations shown on the plat.
- 5. Submission of a revised concept plan is required for consideration of any median crossings or access points not shown on the approved concept plan.
- 6. Conformance with the 404 permit issued by the U.S. Army Corp of Engineers and the 401c certification by the Tennessee Department of Environment and Conservation for streambed and wetlands alteration, and wetlands mitigation.
- 7. Stormwater plans for future development within the project boundary shall be designed to ensure adequate quality of discharge stormwater. State and local stormwater quality regulations shall be met.
- 8. At the request of the Knoxville Department of Engineering, at the Design Plan phase, revise the street profiles for Streets B, E & F to change the grades that are less than 1% to a minimum of 1%.
- 9. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 10. Meeting all requirements of the Knoxville Zoning Ordinance.
- 11. A final plat application based on this concept plan (for lots abutting the new public streets) will not be accepted for review by the MPC until certification of design plan approval has been submitted to MPC Staff.

With the conditions noted, the request meets all requirements for approval of a concept plan.

Summary of MPC action: APPROVE variances 1-29 since the variances will not create a traffic hazard and the streets will comply with all other design standards.
Delete variance 30.

Date of MPC Approval: 3/8/2001

Date of Denial:

Postponements: 12/14/00-2/8/01

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: