

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: 12-SC-16-C **Related File Number:**
Application Filed: 10/24/2016 **Date of Revision:**
Applicant: BRIAR ROCK PARTNERS, LLC

PROPERTY INFORMATION

General Location: Southeast terminus of Briar Rock Ln., southeast of Woodson Dr.
Other Parcel Info.:
Tax ID Number: 122 K B 00101 **Jurisdiction:** City
Size of Tract: 1.365 acres
Accessibility: Access is via Briar Rock Ln., a local street with a pavement width of 26' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Developed subdivision and vacant land
Surrounding Land Use: Property in the area is zoned RA residential and A agricultural. Development in the area consists primarily of detached dwellings with the exception of the attached dwellings that were done as an earlier part of this subdivision.
Proposed Use: Attached residential subdivision **Density:** 1.67 du/ac
Sector Plan: South 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: RP-1 (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: Woodson Trail

No. of Lots Proposed: 6 No. of Lots Approved: 0

Variances Requested: 1. Vertical curve variance from 268.75' to 169.19' at sta. 2+04.61 of Briar Rock Ln.
2. Vertical curve variance from 164.4' to 109.62' at sta. 1+77.44 of Chimney Rock Ln.
3. Vertical curve variance from 215.00' to 128.94' at sta. 4+78.61 of Briar Rock Ln.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE variances 1-3 because the site's topography and shape restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 6 conditions

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Prior to design plan approval for this unit of the Subdivision, address/correct all of the identified deficiencies in the previously approved units of this subdivision as per the requirements of the City Engineering Dept.
3. Posting the speed limit within the entire subdivision at 25 mile per hour (MPH)
4. Meeting all applicable requirements of the City Stormwater Control Ordinance
5. Meeting all other applicable requirements of the City Engineering Dept.
6. 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 six lots in this unit of Woodson Trail Subdivision. MPC approved plans for the overall development of the subdivision in 2002 and again in 2005. Development in the subdivision consists of both detached and attached dwellings at an overall proposed density of 1.67 du/ac. After five years a concept subdivision plans times out and a new plan has to be approved before development can proceed. The lots proposed by this plan have been approved as part of the previously approved concept plans.

The City Engineering Dept. has informed this applicant that Briar Rock Ln. has design/construction deficiencies that are going to have to be addressed before they will sign off on the Design Plan for this phase of the development. At the time the road was being built by the original developer, rock was encountered which resulted in the road construction not meeting the City's standard. The City Engineering Dept. has recommended that the speed limit in this subdivision be posted at 25 MPH. Discussions regarding possible remedies to the deficiencies will continue between the developer and the City.

Action: Approved

Meeting Date: 3/9/2017

Details of Action:

Summary of Action: APPROVE variances 1-3 because the site's topography and shape restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
APPROVE the concept plan subject to 6 conditions

Date of Approval: 3/9/2017

Date of Denial:

Postponements: 12/8/2016-2/09/2017

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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: