

**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-SF-07-C                      **Related File Number:** 12-I-07-UR  
**Application Filed:** 11/5/2007              **Date of Revision:**  
**Applicant:** BENCHMARK ASSOCIATES, INC.

**PROPERTY INFORMATION**

**General Location:** Northeast side of Everett Rd., north of I-40  
**Other Parcel Info.:**  
**Tax ID Number:** 141 082 & 129 - 164                      **Jurisdiction:** County  
**Size of Tract:** 71.26 acres  
**Accessibility:** Access is via Everett Rd., a major collector street with a 18' pavement width within a required 60' right-of-way.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Vacant land, Hickory Creek and residences / A (Agricultural) & F (Floodway)  
South: I-40 (Town of Farragut), vacant land and residences / NZ (No Zone) & A (Agricultural)  
East: Vacant land / A (Agricultural)  
West: Vacant land / A (Agricultural)  
**Proposed Use:** Detached residential subdivision                      **Density:** 1.796 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: Everett Woods

No. of Lots Proposed: 128      No. of Lots Approved: 128

Variances Requested:

1. Horizontal curve variance on Road 1 at STA 7+38.91, from 250' to 150'.
2. Reverse curve tangent variance on Road 1 at STA 17+59.66, from 50' to 34.79'.
3. Horizontal curve variance on Road 1 at STA 17+85.45, from 250' to 175'.
4. Horizontal curve variance on Road 1 at STA 21+32.59, from 250' to 225'.
5. Reverse curve tangent variance on Road 1 at STA 23+90.97, from 50' to 5.38'.
6. Horizontal curve variance on Road 1 at STA 23+98.35, from 250' to 175'.
7. Reverse curve tangent variance on Road 1 at STA 30+71.79, from 50' to 26.43'.
8. Horizontal curve variance on Road 1 at STA 30+98.22, from 250' to 225'.
9. Broken back tangent variance on Road 1 at STA 32+69.12, from 150' to 125.98'.
10. Horizontal curve variance on Road 1 at STA 33+95.10, from 250' to 225'.
11. Horizontal curve variance on Road 3 at STA 0+94.83, from 250' to 175'.
12. Vertical curve variance on Road 1 at STA 2+35, from 262.5' to 157.5'.
13. Vertical curve variance on Road 1 at STA 15+00, from 600' to 480'.
14. Vertical curve variance on Road 3 at STA 8+50, from 300' to 295.56'.

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 1-13 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard. Deny variance 14.

APPROVE the concept plan subject to 13 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. Submitting a detailed lot grading, drainage and foundation wall design plan for all lots within the subdivision, meeting the requirements of the Knox County Department of Engineering and Public Works, at the design plan stage of the subdivision. The plans shall be prepared by an engineer registered in the State of Tennessee and shall be presented at a scale acceptable to the Knox County Department of Engineering and Public Works along with all supporting documentation. Following review and approval, County Engineering Staff shall identify the lots that will require design plans (designed by an engineer registered in the State of Tennessee) for footings, foundation walls and retaining walls and fill material used for the support of footings, foundation walls, retaining walls and on-grade slabs prior to issuance of a building permit. The concept plan shall be revised to include this condition as a notation.
4. Including a notation on the final plat identifying the specific lots identified in condition 3 above that will require design plans (designed by an engineer registered in the State of Tennessee) for footings, foundation walls and retaining walls and fill material used for the support of footings, foundation walls, retaining walls and on-grade slabs prior to issuance of a building permit.
5. Providing documentation to the Knox County Department of Engineering and Public Works at the design plan stage on how adequate sight distance will be provided through the curve at Lots 4 and 5. The required sight distance easements across Lots 4 and 5 shall be identified on the final plat along with the approved driveway location for each lot.
6. As recommended by the Traffic Impact Study, obtaining the necessary approvals to clear vegetation within the right-of-way of Everett Rd. to establish at least 300' of sight distance from the proposed entrance to the west along Everett Rd. The required sight distance shall be achieved prior to submission of the final plat and certified on the final plat.
7. The boulevard entrance design shall be approved by the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation (TDOT) prior to design plan approval.
8. Obtaining a street connection permit from TDOT.

9. Revising the concept plan variance references to match the approved variances identified on the staff report. The date reference on notes 18-20 should be changed to reflect the concept plan approval date.
10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
11. Placing a note on the final plat that all lots will have access only to the internal street system.
12. 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.
13. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.

**Comments:**

The applicant is proposing to subdivide a 71.26 acre tract into 128 lots at a density of 1.796 du/ac. The site is located along the north side of I-40 and will have access from Everett Rd., a major collector street.

The Planning Commission had considered sector plan and rezoning amendments (8-G-06-SP/8-E-06-RZ) for this property on October 10, 2006 and had recommended denial of the sector plan change from rural residential to low density residential and had recommended approval of the zoning change to PR (Planned Residential) at a density of up to 1 du/ac. The Knox County Commission considered the requests on September 25, 2006 and approved the sector plan change to low density residential and the rezoning to PR at a density of up to 1.8 du/ac.

Due to the steep grades across the property and proposed grading for the street system, a number of lots will have steep building sites. Staff is recommending two conditions (#'s 3 and 4 above) to address this design issue. The steepest portion of the site has been designated as common area on the concept plan and includes almost half of the site.

A Traffic Impact Study was prepared for the proposed subdivision. The Study identified that there is adequate capacity on the existing road system to handle this subdivision. The Study recommended that action be taken to improve the sight distance from the proposed entrance to the west along Everett Rd.

**MPC Action:**

Approved as Modified

**MPC Meeting Date:** 3/13/2008

**Details of MPC action:**

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. Including a notation on the final plat identifying the specific lots that will require design plans (designed by an engineer registered in the State of Tennessee) for footings, foundation walls and retaining walls and fill material used for the support of footings, foundation walls, retaining walls and on-grade slabs prior to issuance of a building permit (original condition 3 deleted and this revises original condition 4 by MPC).
4. Providing documentation to the Knox County Department of Engineering and Public Works at the design plan stage on how adequate sight distance will be provided through the curve at Lots 4 and 5. The required sight distance easements across Lots 4 and 5 shall be identified on the final plat along with the approved driveway location for each lot.
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12. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.

**Summary of MPC action:**

APPROVE variances 1-13 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard. Deny variance 14. APPROVE the concept plan subject to 12 conditions:

**Date of MPC Approval:** 3/13/2008

**Date of Denial:**

**Postponements:** 12/13/2007-  
2/14/2008

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:**

**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:**