

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 12-SG-04-C **Related File Number:**
Application Filed: 11/8/2004 **Date of Revision:**
Applicant: LYNCH SURVEYS, LLC
Owner: HADEN & LESA REID

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

PROPERTY INFORMATION

General Location: West side of Link Rd., south of Washington Pike.
Other Parcel Info.:
Tax ID Number: 40 116 **Jurisdiction:** County
Size of Tract: 87 acres
Accessibility: Access is via Link Rd., a local access street with a 16' pavement width within a 30' right-of-way,

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences and vacant land / A (Agricultural)
South: Vacant land / A (Agricultural)
East: Residence and vacant land / A (Agricultural)
West: Vacant land / A (Agricultural)
Proposed Use: Detached single-family subdivision **Density:** 0.61 du/ac
Sector Plan: Northeast 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: A (Agricultural)
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: Fox Ridge (FKA Eagle Ridge)

Surveyor: Lynch Surveys, LLC

No. of Lots Proposed: 53 **No. of Lots Approved:** 53

Variances Requested:

1. Horizontal curve variance at station 1+17.5, from 250' to 100'.
2. Horizontal curve variance at station 2+40.5, from 250' to 200'.
3. Horizontal curve variance at station 31+25.5, from 250' to 225'.
4. Reverse curve tangent variance at station 1+46, from 50' to 0'.
5. Reverse curve tangent variance at station 7+88, from 50' to 0'.
6. Reverse curve tangent variance at station 21+51, from 50' to 0'.
7. Reverse curve tangent variance at station 38+10, from 50' to 0'.
8. Reverse curve tangent variance at station 40+79, from 50' to 0'.
9. Broken back curve tangent variance at station 13+48.5, from 150' to 100'.

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 - 4 because the site's topography restricts compliance with the Subdivision Regulations, & the proposed variances will not create a traffic hazard
DENY variances 5-9 (no hardship)

APPROVE the Concept Plan subject to 13 conditions:

Staff Recomm. (Full):

1. Meeting all applicable 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. Widening Link Rd. from the entrance of the subdivision to either Babelay Rd. or Washington Pike, to a pavement width and design standard required by the Knox County Department of Engineering and Public Works.
4. Revising the boulevard entrance design to standards required by the Knox County Department of Engineering and Public Works.
5. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Link Rd.
8. Including a line of sight easement across Lot 40 and the common area in order to meet the required sight distance in both directions along Link Rd.
9. Place a note on the final plat that all lots will have access only to the internal street system.
10. 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.
11. Revising the street design at design plan stage to reflect the variances that were denied.
12. Meeting all applicable requirements of the Knox County Zoning Ordinance.
13. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments: The applicant is proposing to subdivide this 87 acre tract into 53 detached single-family lots in compliance with the lot requirements of the A (Agricultural) Zoning District. The proposed density of this site is 0.61 du/ac. The subdivision will be served by subsurface sewage disposal systems. The Knox County Health Department has conducted a preliminary site evaluation for the proposed subdivision and has found the soils to be "generally good" for the proposed disposal systems (See attached letter).

Due to the narrow pavement width on Link Rd., the County is requiring the applicant to widen Link Rd. from the entrance of the subdivision to either Babelay Rd. or Washington Pike. The Knox County

Department of Engineering and Public Works will address the width, design requirements and timing for the widening with the applicant during the design plan stage of the subdivision. Revisions to the boulevard entrance design, installation of traffic calming devices and revising the street design to reflect the variances that are recommended for denial will be addressed at the design plan stage of the subdivision.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved

MPC Meeting Date: 12/9/2004

Details of MPC action:

Summary of MPC action: APPROVE variances 1 - 4 because the site's topography restricts compliance with the Subdivision Regulations, & the proposed variances will not create a traffic hazard
DENY variances 5-9 (no hardship)

APPROVE the Concept Plan subject to 13 conditions:

Date of MPC Approval: 12/9/2004

Date of Denial:

Postponements:

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: