

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 12-SG-05-C **Related File Number:** 12-F-05-UR
Application Filed: 11/7/2005 **Date of Revision:**
Applicant: SADDLEBROOK, LLC
Owner: B & J ENTERPRISES

PROPERTY INFORMATION

General Location: Southeast side of George Williams Rd., east of Hidden Glen Ln.
Other Parcel Info.:
Tax ID Number: 144 9 **Jurisdiction:** County
Size of Tract: 28.6 acres
Accessibility: Access is via George Williams Rd., a major collector street with 20' of pavement width within 50-60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use: North: Residences / PR (Planned Residential)
South: Railroad, residence and lake / A (Agricultural) and F (Floodway)
East: Residence and vacant land / A (Agricultural)
West: Residences / A (Agricultural)
Proposed Use: Detached single-family subdivision **Density:** 2.87 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned 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: PR (Planned Residential) Pending
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: Westgate Glen

Surveyor: The Campbell Co.

No. of Lots Proposed: 82 No. of Lots Approved: 82

Variances Requested:

1. Horizontal curve variance on Road A at station 0+26.17, from 250' to 125'.
2. Reverse curve tangent variance on Road A at STA 0+69.61, from 50' to 26.68'.
3. Broken back tangent variance on Road A at STA 2+00, from 150' to 40'.
4. Horizontal curve variance on Road A at STA 2+40 from 250' to 235'.
5. Horizontal curve variance on Road A at STA 8+09.81 from 250' to 225'.
6. Horizontal curve variance on Road A at STA 12+03.70 from 250' to 225'.
7. Maximum road grade variance on Road A between STA 1+63.18 and STA 4+95.49 from 12% to 14%.
8. Maximum road grade variance on Road A between STA 9+23.41 and STA 14+38.94 from 12% to 14%.
9. Vertical curve variance on Road C at STA 4+50 from 498.75' to 300'. (County Engineering staff is recommending a reduction only to 350'.)

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 1-9 (with County recommended revision to #9) because the site's topography restricts compliance with the Subdivision Regulations, and the variances will not create a traffic hazard

APPROVE the Concept Plan subject to 11 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 (Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Placing a note on the final plat that all lots will have access from the internal road system only.
5. On the final plat, include a line of sight easement across Lots 25 and 26 in order to provide the needed sight distance for the curve in Road C.
6. Amending the notations for the side yard setback requirements along the 14% grade sections of Road A identifying Lots 4 - 9, 32 - 34, 58 - 61 and 67 - 71 as having a required side yard setback of 10'.
7. Providing sidewalks as shown on the concept plan on one side of Roads A, B & C. All sidewalks must be ADA compliant.
8. Posting a bond for the construction of a 5' wide sidewalk along the George Williams Road frontage meeting ADA requirements. If Knox County opts to construct a sidewalk along George Williams Rd. during the next five years, the applicant will be responsible for the cost of the sidewalk along their frontage. If the sidewalk is not constructed along George Williams Rd. during that time, the applicant is relieved of that responsibility and the bond will be released.
9. 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 and drainage system.
10. Meeting all requirements of the approved use-on-review development plan.
11. 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 subdivide this 28.6 acre tract into 82 lots at a density of 2.87 du/ac. The property was recommended for a rezoning to PR (Planned Residential) at a density of 1-3 du/ac by the Planning Commission on November 10, 2005. The Knox County Commission will consider the rezoning request on December 19, 2005.

The site is within the Knox County School System's Parental Responsibility Zone and therefore, sidewalks will be required. Sidewalks inside the subdivision will be 4' in width and must be ADA compliant. The applicant will also be required to post a bond for the construction of a 5' wide sidewalk

along the George Williams Road frontage meeting ADA requirements. If Knox County opts to construct a sidewalk along George Williams Rd. during the next five years, the applicant will be responsible for the cost of the sidewalk along their frontage. If the sidewalk is not constructed along George Williams Rd. during that time, the applicant is relieved of that responsibility and the bond will be released.

With a total of 82 lots, a traffic impact analysis study was required. A copy of the study findings are attached. The entrance to the subdivision has been relocated based on the recommendation of the study in order to improve sight distance. The proposed entrance will exceed the minimum sight distance requirements. Turn lanes at the subdivision entrance are not warranted by the traffic generated by this project.

Lots along the sections of the streets exceeding 12 % grade shall have a minimum side yard setback of 10'. The proposed lots requiring a 10' setback in this subdivision include Lots 4 - 9, 32 - 34, 58 - 61 and 67 - 71.

MPC Action: Approved

MPC Meeting Date: 12/8/2005

Details of MPC action:

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3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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Summary of MPC action:

APPROVE variances 1-9 (with County recommended revision to #9) because the site's topography restricts compliance with the Subdivision Regulations, and the variances will not create a traffic hazard APPROVE the Concept Plan subject to 11 conditions

Date of MPC Approval: 12/8/2005

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: