

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 2-SA-10-C **Related File Number:** 2-C-10-UR
Application Filed: 12/23/2009 **Date of Revision:**
Applicant: HABITAT FOR HUMANITY

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: Southeast side of Skyline Dr., northwest side of Tynemouth Dr.
Other Parcel Info.:
Tax ID Number: 83 A F 032, 083AD009 & 083HC005 **Jurisdiction:** City
Size of Tract: 15.78 acres
Accessibility: Access is via Skyline Dr., a minor collector street with a 22' pavement width within a 35' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences and church / R-1 (Low Density Residential)
South: Residences / R-1EN (Established Neighborhood)
East: Residences / R-1 (Low Density Residential)
West: Residences / R-1 (Low Density Residential)
Proposed Use: Detached and attached residential subdivision **Density:** 3.61 du/ac
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
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) Pending & R-1EN (Established Neighborhood)
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: Habitat for Humanity - Skyline Drive

No. of Lots Proposed: 57 **No. of Lots Approved:** 57

Variances Requested:

1. Intersection grade variance on Road B at STA 0+11 to STA 1+05, from 1% to 5%.
2. Street grade variance on Road B at STA 1+05 to STA 5+55, from 12% to 15%.
3. Vertical curve variance at STA 1+05 on Road B, from 248.25' to 150' (K Value from 25 to 15.1).
4. Horizontal curve variance on Road B at STA 1+25, from 250' to 200'.
5. Horizontal curve variance on Road B at STA 4+00, from 250' to 200'.
6. Vertical curve variance at STA 8+45 on Road A, from 440' to 275' (K Value from 25 to 15.6).

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 - 6 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed 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 Knoxville (City Ord. 0-280-90).
3. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knoxville Department of Engineering.
4. Installation of traffic calming devices as may be required by the Knoxville Department of Engineering.
5. All detention ponds shall be located on two or more buildable lots.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
8. Certification on the final plat by the applicant's surveyor that there is at least 300 feet of sight distance in both directions along Skyline Dr at the subdivision entrance.
9. Place a note on the final plat that all lots will have access only to the internal street system.
10. Obtaining approval from the City of Knoxville for the requested right-of-way closure of a portion of the James Rd. (MPC Case # 2-A-10-SC).
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 15.78 acre tract into 54 detached residential lots and 3 attached residential lots at a density of 3.61 du/ac. The Planning Commission recommended the rezoning (1-D-10-RZ) of the property to RP-1 (Planned Residential) at a density of up to 4 du/ac on January 14, 2010. Knoxville City Council approved the First Reading of the rezoning request on February 9, 2010 and will consider the Second Reading on February 23, 2010. The Planning Commission is also considering a street closure request (Item 9, 2-A-10-SC) for a portion of James Rd. (portion that extends into this property) at this meeting.

Access to this subdivision was originally proposed from Tynemouth Dr. a public street that is located on the south side of the property. A vacant lot of Holston Hills Subdivision, which is zoned R-1EN (Established Neighborhood), was to be used to create the street connection. Due to the existing 18-19% grade of Tynemouth Dr. at this location, the applicant has submitted a revised layout for the subdivision with proposed access from Skyline Dr. As presently designed, the proposed street connection to Skyline Dr. includes five subdivision variances for street grades, horizontal and vertical curves. After meeting with Staff, the applicant has revised the street design and has reduced the degree of variance needed for the horizontal curves near the entrance. In consideration of these changes Staff can support the requested variances and is recommending approval of the revised concept plan.

The applicant has stated that he can obtain the required sight distance along Skyline Dr. at the entrance to the Subdivision. Sight distance certification will be required on the final plat.

Traffic calming may be required by the Knoxville Department of Engineering to reduce the speeds along the 15% grade section of the street.

Action: Approved

Meeting Date: 2/11/2010

Details of Action:

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Summary of Action:

APPROVE variances 1 - 6 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions:

Date of Approval:

2/11/2010

Date of Denial:

Postponements:

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: