PROPERTY INFORMATION

General Location:	South side of Yarnell Rd., east of Cooper Ln.		
Other Parcel Info .:			
Tax ID Number:	117 084	Jurisdiction:	County
Size of Tract:	38.3 acres		
Accessibility:	Access is via Yarnell Rd., a major collector street with	a 21' pavement width wi	ithin a 50' right-of-way.

2-A-11-UR

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:	North: Residences / A (Agricultural) South: Residence and vacant land / A (Agricultural) East: Residence and vacant land / A (Agricultural) West: Church, residences and vacant land / CA (General Business) & A (Agricultural)		
Proposed Use:	Detached Residential Subdivision		Density: 2.245 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:



865•215•2500

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CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	2-SA-11-C	Related File Number:
Application Filed:	12/28/2010	Date of Revision:
Applicant:	THOMAS C. BEELER	

SUBDIVISION INFORMATION (where applicable)		
Subdivision Name:	Yarnell Station (FKA: Hickory Creek)	
No. of Lots Proposed:	86	No. of Lots Approved: 86
Variances Requested:	 Horizontal curve variance on Hickory Creek Blvd. at STA 23+00, from 250' to 230'. Broken back horizontal curve tangent variance on Hickory Creek Blvd. at STA 16+00, from 150' to 72'. Curb return radius variance at the intersection of Road B at Yarnell Station Blvd., from 25' to 20'. Curb transition radius variance at the cul-de-sac on Road B, from 75' to 45'. 	
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 existing site conditions and the site's topography restrict compliance with Subdivision Regulations, and the proposed variances will not create a traffic hazard.
	APPROVE the Concept Plan subject to 8 conditions:
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). At the design plan stage of the subdivision process, providing details on driveway locations for the lots that front along the boulevard sections of the street, for approval by the Knox County Department of Engineering and Public Works. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation. Placing a note on the final plat that all lots except Lot 86 will have access only to the internal street system. Establishing a greenway easement along Hickory Creek, if required by the Knox County Greenways Coordinator. 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:	A subdivision approval (10-SC-05-C / 10-C-05-UR) for this site was originally granted by the Planning Commission on October 13, 2005. The majority of the infrastructure for the subdivision was installed under that approval. Since that original approval has now expired, the new owner of the property has submitted an application for subdivision approval for 86 lots on 38.3 acres at a density of 2.245 du/ac. The access to the site is from Yarnell Rd., a major collector street with a 21' pavement width within a 50' right-of-way. Due to the number of trips that would be generated by the subdivision, a traffic impact study was required. The study determined that no significant traffic volume related impacts will result from the development and therefore no road improvements are recommended. The Knox County Parks Plan identifies a greenway along Hickory Creek. A condition is recommended for establishing a greenway easement along Hickory Creek, if required by the Knox County Greenways Coordinator.
Action:	Approved Meeting Date: 2/10/2011
Details of Action:	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). At the design plan stage of the subdivision process, providing details on driveway locations for the lots that front along the boulevard sections of the street, for approval by the Knox County Department of Engineering and Public Works. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

	 Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation. Placing a note on the final plat that all lots except Lot 86 will have access only to the internal street system. Establishing a greenway easement along Hickory Creek, if required by the Knox County Greenways Coordinator. 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. 		
Summary of Action:	APPROVE variances 1 - 4 because existing site conditions and the site's topography restrict compliance with Subdivision Regulations, and the proposed variances will not create a traffic hazard. APPROVE the Concept Plan subject to 8 conditions:		
Date of Approval:	2/10/2011	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: