

# 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:** 2-SA-16-C                      **Related File Number:** 2-D-16-UR  
**Application Filed:** 12/23/2015              **Date of Revision:**  
**Applicant:** IDEAL ENGINEERING SOLUTIONS

## PROPERTY INFORMATION

**General Location:** Northeast side of Solway Rd., south of George Light Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 89 121                      **Jurisdiction:** County  
**Size of Tract:** 16.5 acres  
**Accessibility:** Access is via Solway Rd., a minor collector street with a 21' pavement width within a 40' - 75' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Beaver Creek and Pellissippi Parkway - F (Floodway)/TO (Technology Overlay)  
South: Business - BP (Business and Technology)/TO (Technology Overlay)  
East: Pellissippi Parkway and church - BP (Business and Technology)/TO (Technology Overlay)  
West: Residence and vacant land - A (Agricultural)/TO (Technology Overlay)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 3.52 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 3004 Solway Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) TO (Technology Overlay)  
**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: 3004 Solway

No. of Lots Proposed: 58      No. of Lots Approved: 58

Variances Requested: 1. Tangent length variance between reverse curves on Road A at STA 13+26.81, from 50' to 11'.  
2. Horizontal curve variance on Road A at STA 3+19.66, from 250' to 125'.

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 and 2 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 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. Providing sidewalks on at least one side of the proposed streets that would provide a pedestrian connection to the amenities area and the future Knox to Oak Ridge Greenway that is proposed along Solway Rd. Installation of sidewalks as identified on the revised concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works, and shall be installed at the time the street improvements are installed for the subdivision.
4. Prior to obtaining a design plan approval for the subdivision, submitting a detailed grading plan to the Knox County Department of Engineering and Public Works and Planning Commission Staff that documents all proposed lots will have adequate building sites and yard areas with driveway grades not exceeding a 15% grade. All building sites shall meet required setbacks and buffers. Those lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Working with the Knox County Greenways Coordinator on establishing the 30' wide greenway easement that is identified on the concept plan.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Identifying the line of sight easement across Lot 47 on the final plat. This easement is required in order to provide the needed sight distance for the curve in Road A and will restrict the placement of the house and driveway on Lot 47.
9. 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 a 16.5 acre tract into 58 detached residential lots at a density of 3.52 du/ac. The property is located on the northeast side of Solway Rd., south of George Light Rd. The proposed subdivision will be served by public streets with access out to Solway Rd.

The Planning Commission recommended approval of a rezoning to PR (Planned Residential) at a density of up to 3.66 du/ac. on December 10, 2015. The Knox County Commission approved the rezoning to PR (Planned Residential) at a density of up to 3.66 du/ac. on January 25, 2016.

The "Knoxville-Knox County Park, Recreation and Greenways Plan" identifies a Greenway Corridor along Pellissippi Parkway. The "Knox to Oak Ridge Greenway Plan" identifies this Corridor as a regional greenway and identifies the preferred route along Solway Rd. Staff is recommending that the applicant work with the Knox County Greenways Coordinator on establishing the 30' wide greenway easement along Solway Rd. that is identified on the concept plan. Staff is also recommending that the applicant provide sidewalks on at least one side of the proposed streets. The sidewalk would provide a pedestrian connection to the amenities area along Solway Rd., the future Knox to Oak Ridge Greenway which will connect to Solway Park which is located just north of George Light Rd.

Staff has recommended a condition that the applicant provide a detailed grading plan prior to design plan approval that documents that adequate building sites are available on all proposed lots.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all exterior boundaries of this subdivision. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts. The Planning Commission cannot approve the requested peripheral setback reduction along the northern, eastern and southern property boundaries since those properties are zoned F (Floodway) and BP (Business and Technology). The Planning Commission can approve the reduction along Solway Rd. for Lot 1 since the adjoining zoning district is A (Agricultural).

**Action:** Approved as Modified **Meeting Date:** 2/11/2016

- Details of 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 (Ord 91-1-102).
  3. Providing sidewalks on at least one side of the proposed streets that would provide a pedestrian connection to the amenities area and the future Knox to Oak Ridge Greenway that is proposed along Solway Rd. Installation of sidewalks as identified on the revised concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. (revised per MPC 2-11-16)
  4. Prior to obtaining a design plan approval for the subdivision, submitting a detailed grading plan to the Knox County Department of Engineering and Public Works and Planning Commission Staff that documents all proposed lots will have adequate building sites and yard areas with driveway grades not exceeding a 15% grade. All building sites shall meet required setbacks and buffers. Those lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.
  5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  6. Working with the Knox County Greenways Coordinator on establishing the 30' wide greenway easement that is identified on the concept plan.
  7. Placing a note on the final plat that all lots will have access only to the internal street system.
  8. Identifying the line of sight easement across Lot 47 on the final plat. This easement is required in order to provide the needed sight distance for the curve in Road A and will restrict the placement of the house and driveway on Lot 47.
  9. 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 and 2 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.  
APPROVE the Concept Plan subject to 9 conditions

**Date of Approval:** 2/11/2016 **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:**