

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 2-SB-08-C **Related File Number:** 2-F-08-UR
Application Filed: 1/7/2008 **Date of Revision:**
Applicant: SDG, INC

PROPERTY INFORMATION

General Location: South side of Asheville Hwy., east of Boundary Ln.
Other Parcel Info.:
Tax ID Number: 72 200.01 & 061 083 **Jurisdiction:** County
Size of Tract: 44.82 acres
Accessibility: Access is via Asheville Hwy., a four lane, median divided major arterial highway.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Mixed businesses and residences / CA (General Business) & CB (Business and Manufacturing)
South: Residences / A (Agricultural)
East: Vacant land and residences / A (Agricultural) & PR (Planned Residential)
West: Vacant land and residence / A (Agricultural)
Proposed Use: Detached residential subdivision **Density:** 1.09 du/ac
Sector Plan: East County **Sector Plan Designation:**
Growth Policy Plan: Urban 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) & CA (General Business)
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: Briar Towne

No. of Lots Proposed: 49 No. of Lots Approved: 49

- Variations Requested:
1. Horizontal curve variance at STA 25+23.30, from 250' to 200'.
 2. Broken back tangent variance at STA 23+26.17, from 150' to 40.05'.
 3. Broken back tangent variance at STA 26+80.38, from 150' to 126.03'.
 4. Vertical curve variance at STA 21+00, from 475' to 300'.
 5. Vertical curve variance at STA 24+00, from 400' to 300'.
 6. Right-of-way intersection radius variance for the intersection of Road A with Asheville Hwy., from 75' to 0'.

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 6 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 (County Ord. 91-1-102).
 3. Obtaining a street connection permit from the Tennessee Department of Transportation.
 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 5. Including a notation on the final plat that lots will not have access to Fisher Ln.
 6. 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 44.82 acre tract into 49 detached residential lots at a density of 1.09 du/ac. The initial concept plan submitted by the applicant included 115 lots at a proposed density 2.57 du/ac. That concept plan was revised due to the excessive grading that was required for the proposed street and lot layout, and the difficulty in creating buildable and accessible lots. As identified in the rezoning review for this site, 31.64% of the property has slopes greater than 25%.

The Planning Commission considered a rezoning request for this property on October 11, 2007 and recommended approval of PR (Planned Residential) zoning at a density of up to 3 du/ac. The site is designated of low density residential use on the East County Sector Plan. The Knox County Commission approved the rezoning request on December 17, 2007.

The traffic impact study that was submitted with the proposed subdivision recommended turn lane improvements at the median crossing on Asheville Hwy. The revised concept plan reflects those improvements subject to approval by the Tennessee Department of Transportation.

MPC Action: Approved MPC Meeting Date: 4/10/2008

- Details of MPC 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 (County Ord. 91-1-102).
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Summary of MPC 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 6 conditions:

Date of MPC Approval: 4/10/2008 **Date of Denial:** **Postponements:** 2/14/2008-3/13/2008

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: