# **CASE SUMMARY**

# **APPLICATION TYPE: SUBDIVISION**

#### **CONCEPT PLAN**

File Number: 2-SC-01-C Related File Number: 2-C-01-UR

Application Filed: 1/8/2001 Date of Revision:

Applicant: TERRA PROPERTIES

Owner: TERRA PROPERTY



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

#### **PROPERTY INFORMATION**

General Location: East side of Mars Hill Rd., north of Walker Springs Rd.

Other Parcel Info.:

Tax ID Number: 106 P A 27 & P/O 27.01 Jurisdiction: City

Size of Tract: 8.52 acres

Accessibility: Access is via the proposed Gallaher View Rd. extension, a minor arterial with a five lane cross-section.

This road extension will replace the existing Mars Hill Rd.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land surrounding Colonial Townhouses and tennis court

**Surrounding Land Use:** North: RP-1 (Planned Residential) / Single-family residences

South: RP-1 (Planned Residential) / Multi-family residences

East: R-2 (General Residential) & R-1E (Single Family Exclusive Residential) / Multi-family and single-

family residences

West: A-1 (General Agricultural) & R-1 (Single Family Residential) / Vacant land and multi-family

residences

Proposed Use: Attached single-family subdivision Density: 6.1 du/ac

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Existing 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)

Former Zoning:

**Requested Zoning:** 

Previous Requests:

Extension of Zone:

**History of Zoning:** 

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## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

Requested Plan Category:

### SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** Terra Properties on Mars Hill Road

Batson, Himes, Norvell & Poe Survevor:

No. of Lots Proposed: 52 No. of Lots Approved: 0

1. Horizontal curve variance on Road "B" at station 5+50, from 250' to 125'. Variances Requested:

- 2. Horizontal curve variance on Road "A" at station 1+00, from 217.25' to 135'.
- 3. Intersection grade variance on Road "A" at Gallaher View Rd., from 1% to 2%.

S/D Name Change:

# OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

### MPC ACTION AND DISPOSITION

**TPB** Planner In Charge:

APPROVE variances 1-3 because of shape of the property, topography, and the proposed variances Staff Recomm. (Abbr.):

will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 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 (City Ord. 0-280-90).

3. Meeting all applicable requirements of the Knoxville Department of Engineering.

4. Occupancy permits will not be issued for this development until the entrance road for the development can be tied into the completed Gallaher View Rd. extension.

5. Place a note on the final plat that all lots will have access only to the internal street system.

6. Prior to final plat approval, record a line of sight easement across Lot 24 and the common area in order to provide the needed sight distance for the curve in Road "B".

7. Record a final plat for the transfer of the property for the existing driveway to the Colonial Townhouses development and the tennis court property (located in the area of Lots 13-16 of the proposed concept plan) to the Terra property.

8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, recreational amenities and drainage system.

9. Meeting all requirements of the approved use on review development plan.

10. 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 8.52 acre tract into 52 attached single-family lots. This property wraps around Colonial Townhouses an existing multi-family development. Access to the development will be from the proposed Gallaher View Rd. extension that will be replacing Mars Hill Rd. The existing Mars Hill Rd will be converted into a greenway walking trail. The lots will be served by joint permanent easements with an easement width of 40'. A final plat application had previously been submitted (6-SV-00-F) for this property and the Colonial Townhouses property. That plat when approved will alter the property boundary between the two lots so that the driveway serving the existing units will be completely on that lot. The existing tennis court property (located in the area of Lots 13-16 of the proposed concept plan) will be transferred to the Terra property.

The applicant has submitted a revised recreational amenities plan that provides sidewalk/pathways within the development that will also connect to the proposed greenway system that will be located in the old Mars Hill Rd. right-of-way. A common area/picnic site is also being provided.

MPC Action: MPC Meeting Date: 2/8/2001

**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 (City Ord. 0-280-90).

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- 3. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 4. Occupancy permits will not be issued for this development until the entrance road for the development can be tied into the completed Gallaher View Rd. extension.
- 5. Place a note on the final plat that all lots will have access only to the internal street system.
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- 9. Meeting all requirements of the approved use on review development plan.
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**Summary of MPC action:** APPROVE variances 1-3 because of shape of the property, topography, and the proposed variances

will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

Date of MPC Approval:	2/8/2001	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:

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