

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 2-SF-07-C                      **Related File Number:** 2-F-07-UR  
**Application Filed:** 1/2/2007                      **Date of Revision:**  
**Applicant:** MPM DEVELOPMENT, LLC  
**Owner:** MPM DEVELOPMENT CO., LLC

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:** West side of Thomas Ln., south of E. Emory Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 29 53, 54, 54.01 & 54.04                      **Jurisdiction:** County  
**Size of Tract:** 18.96 acres  
**Accessibility:** Access is via Thomas Ln., a local access street with a 15' pavement width within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences and vacant land  
**Surrounding Land Use:** North: Residences / A (Agricultural)  
South: Residences / RB (General Residential)  
East: Residences and vacant land / A (Agricultural), RA (Low Density Residential) & PR (Planned Residential)  
West: Residences and vacant land / A (Agricultural) & RB (General Residential)  
**Proposed Use:** Attached and detached residential subdivision                      **Density:** 4.38 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned 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)  
**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:** Snowmass (FKA: MPM Development on Thomas Lane)  
**Surveyor:** Batson, Himes, Norvell & Poe  
**No. of Lots Proposed:** 83      **No. of Lots Approved:** 83  
**Variances Requested:** 1. Horizontal curve variance from 250' to 100' at sta 19+50 of Thomas Ln.  
**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 variance 1 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variance 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 requirement 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. Prior to design plan approval conducting a left turn analysis at the intersection of E. Emory Rd. and Thomas Ln. to determine if any street improvements will be needed for E. Emory Rd. Final determination on the need for improvements will be made by the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation.
4. Providing design plans for over-detention of on-site drainage or working downstream to mitigate existing drainage problems, subject to approval by the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. On the final plat, including the line of sight easement adjacent to Lot 29 as designated on the Concept Plan.
7. Adding a note on the final plat that lots 29 - 43 have restrictions on the use of the rear yard within the powerline easement.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area 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 18.96 acre tract into 81 attached and 2 detached residential lots at a density of 4.38 du/ac. The property was rezoned to PR (Planned Residential) at a density of up to 5 du/ac by Knox County Commission on September 25, 2006 (8-J-06-RZ).

The proposed subdivision includes development along the west side of Thomas Ln. and includes the extension of Thomas Ln. The applicant will be improving Thomas Ln. from a 15' pavement width to a 26' pavement section as identified on the Concept Plan. Staff is recommending a condition that prior to design plan approval, the applicant shall hire a traffic engineer to conduct a left turn analysis at the intersection of E. Emory Rd. and Thomas Ln. to determine if any street improvements will be needed for E. Emory Rd. Final determination on the need for improvements will be made by the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation.

Due to down-stream drainage problems, the applicant shall provide design plans for over-detention of on-site drainage or work downstream to mitigate the existing drainage problems. These plans are subject to approval by the Knox County Department of Engineering and Public Works.

**MPC Action:** Approved      **MPC Meeting Date:** 2/8/2007

**Details of MPC action:** 1. Connection to sanitary sewer and meeting any other relevant requirement 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. Prior to design plan approval conducting a left turn analysis at the intersection of E. Emory Rd. and Thomas Ln. to determine if any street improvements will be needed for E. Emory Rd. Final determination on the need for improvements will be made by the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation.
4. Providing design plans for over-detention of on-site drainage or working downstream to mitigate existing drainage problems, subject to approval by the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. On the final plat, including the line of sight easement adjacent to Lot 29 as designated on the Concept Plan.
7. Adding a note on the final plat that lots 29 - 43 have restrictions on the use of the rear yard within the powerline easement.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area 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.

**Summary of MPC action:** APPROVE variance 1 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

**Date of MPC Approval:** 2/8/2007

**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:**