

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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www.knoxmpc.org

File Number: 3-SA-08-C **Related File Number:** 3-D-08-UR
Application Filed: 2/4/2007 **Date of Revision:**
Applicant: LEGACY BUILDERS

PROPERTY INFORMATION

General Location: North side of Brackett Rd., northwest of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 20 132.07 **Jurisdiction:** County
Size of Tract: 34.7 acres
Accessibility: Access is via Brackett Rd., a local street with a 19' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: North: Residences / A (Agricultural)
South: Residences / A (Agricultural)
East: Residences / A (Agricultural)
West: Residences / A (Agricultural)
Proposed Use: Residential subdivision **Density:** 1.99 du/ac
Sector Plan: Northeast 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:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Brackett Farms

No. of Lots Proposed: 69 **No. of Lots Approved:** 0

Variances Requested:

1. Horizontal curve variance from 250' to 125', STA 37+87.
2. Horizontal curve variance from 250' to 125', STA 39+45.
3. Horizontal curve variance from 250' to 125', STA 41+00.
4. Broken back tangent variance between curves B-2 and B-3, from 150' to 55.33'.
5. Vertical grade variance of 15% on Road B, STA 38+00 to STA 40+50.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE variances 1-5 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the concept plan subject to the following 10 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC).
4. Provision of a 100' wide stream buffer along Willow Fork as per Knox County Dept. of Engineering and Public Works.
5. Installing a 3-way stop at the proposed entrance onto Brackett Rd.
6. Place a note on the design plan that intersection grades of 3% or less as shown on the plan have been approved by the Knox County Dept. of Engineering and Public Works.
7. Due to the proposed 15% grade on sections of Roads A & B, the applicant will be required to maintain a 10' side yard setback.
8. All access to the proposed lots will be by way of the internal street system.
9. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
10. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC Staff.

Comments: The applicant is requesting approval of a 69 lot residential subdivision on this 34.7 acre site. The site has rolling topography and is traversed by Willow Fork (within the Beaver Creek Watershed). A 100' stream buffer will be required along the creek where it crosses the property. Since the applicant is proposing to cross the creek, they will be required to receive approval from TDEC prior to issuance of a grading permit.

Access to the site is off of Brackett Rd. Due to a sharp curve in the road at the location of the proposed entrance, the Knox County Dept. of Engineering and Public Works has required that the applicant install a 3-way stop at the proposed entrance onto Brackett Rd.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed residential subdivision development will place minimal additional demand on schools and streets.
2. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
3. The proposed development at a density of 1.99 du/ac, is greater than surrounding development; however, it is consistent with the use and density of recent zoning changes and development found in the area. There are recently developed and developing subdivisions to the south along E. Emory and to the west along Bell Rd.
4. A 100' stream buffer will be required along the creek where it crosses the property. This buffer will lessen the impact on water quality in the area.
5. There is an existing sharp curve in Brackett Rd. at the location of the proposed entrance. As part of

this subdivision, the developer of this property will be required to install a 3-way stop at the proposed entrance. The 3-way stop will not only address the inability to achieve adequate sight distance at the proposed entrance into the subdivision, but will also improve the current condition of Brackett Rd.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed subdivision development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas. The required 3-way stop at the proposed entrance to the subdivision will help address the existing sight distance issue at the sharp curve in Brackett Rd. This is a low density residential development within an area designated for low density residential use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northeast County Sector Plan identifies this property as low density residential, slope protection, and stream protection. The PR zoning approved for this site allows a density up to 2 du/ac. This density is consistent with the Sector Plan and the other development found in the area.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 3/13/2008

Details of MPC action:

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Summary of MPC action:

APPROVE variances 1-5 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the concept plan subject to the following 10 conditions:

Date of MPC Approval: 3/13/2008

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: