

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 3-SB-17-C **Related File Number:** 3-E-17-UR
Application Filed: 1/23/2017 **Date of Revision:**
Applicant: TURNER HOMES, LLC

PROPERTY INFORMATION

General Location: East side of Dry Gap Pike, north side of Haynes Sterchi Rd.
Other Parcel Info.:
Tax ID Number: 57 12536 & 12537 **Jurisdiction:** City
Size of Tract: 11.69 acres
Accessibility: Access is via Dry Gap Pike., a major collector street with a pavement width of 19' within a 40' right-of-way (70' right-of-way required).

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residence and church / RP-1 (Planned Residential)
South: Residences / A-1 (General Agricultural)
East: Vacant land and residence / RP-1 (Planned Residential) and A (Agricultural)
West: Residence and vacant land / RP-1 (Planned Residential) and A-1 (General Agricultural)
Proposed Use: Detached residential subdivision **Density:** 1.37 du/ac
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 810 Dry Gap Pike
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:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Turner Homes - Dry Gap Pike
No. of Lots Proposed: 16 No. of Lots Approved: 0
Variances Requested: None
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 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 a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation (TDEC).
4. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the depression/sinkhole (closed contour area) identified on the plat. Construction within this area may be permitted if a geotechnical study prepared by a registered engineer states that building within this area is acceptable and the study is approved by the Knoxville Department of Engineering. Construction is not permitted within the final hatched contour area as approved by TDEC. Engineered footings may be required for any structures within the study area.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Following design plan approval but prior to conducting any major site work, the bank along the property frontage of Dry Gap Pike at the proposed subdivision entrance shall be graded in order to achieve the required sight distance.
7. Certification on the final plat by the applicant's surveyor that there is the required sight distance in both directions along Dry Gap Pike at the subdivision entrance and at the access driveways for Lots 14, 15 and 16 along Haynes Sterchi Rd. If sight distance across private property is required, a sight distance easement will be required.
8. Place a note on the final plat that all lots except Lots 14, 15 and 16 will have access only to the internal street system. Lots 14, 15 and 16 shall be provided with an on-site turnaround area.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the drainage system and common area.
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 11.69 acre tract into 16 detached residential lots at a density of 1.37 du/ac. A public street will serve 13 of the proposed lots with access of off Dry Gap Pike. Three of the lots front on and will have access directly to Haynes Sterchi Rd.

To achieve the required site distance at the proposed entrance to the subdivision on Dry Gap Pike, the applicant will have to remove vegetation and regrade the existing bank along the road. Staff is recommending a condition that the grading work for the bank shall be completed to achieve required sight distance prior to any other grading work for the subdivision.

A depression/hatched contour area exists on the northern portion of the property. This feature may be the result of a former farm pond but it has been identified as a karst feature by the Tennessee Department of Environment and Conservation (TDEC). The applicant has designated a 50' buffer from the upper contour of the depression/sinkhole on the concept plan. Construction within this area may be permitted if a geotechnical study prepared by a registered engineer states that building within this area is acceptable and the study is approved by the Knoxville Department of Engineering. Construction is not permitted within the final hatched contour area as approved by TDEC. Engineered footings may be required for any structures within the study area.

Action: Approved Meeting Date: 3/9/2017

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation (TDEC).
4. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the depression/sinkhole (closed contour area) identified on the plat. Construction within this area may be permitted if a geotechnical study prepared by a registered engineer states that building within this area is acceptable and the study is approved by the Knoxville Department of Engineering. Construction is not permitted within the final hatched contour area as approved by TDEC. Engineered footings may be required for any structures within the study area.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Following design plan approval but prior to conducting any major site work, the bank along the property frontage of Dry Gap Pike at the proposed subdivision entrance shall be graded in order to achieve the required sight distance.
7. Certification on the final plat by the applicant's surveyor that there is the required sight distance in both directions along Dry Gap Pike at the subdivision entrance and at the access driveways for Lots 14, 15 and 16 along Haynes Sterchi Rd. If sight distance across private property is required, a sight distance easement will be required.
8. Place a note on the final plat that all lots except Lots 14, 15 and 16 will have access only to the internal street system. Lots 14, 15 and 16 shall be provided with an on-site turnaround area.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the drainage system and common area.
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 Action:

APPROVE the Concept Plan subject to 10 conditions:

Date of Approval:

3/9/2017

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: