

**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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Knoxville, Tennessee 37902  
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**File Number:** 3-SB-18-C                      **Related File Number:** 3-C-18-UR  
**Application Filed:** 1/22/2018              **Date of Revision:**  
**Applicant:** SCOTT DAVIS

**PROPERTY INFORMATION**

**General Location:** Northeast side of Maryville Pike, north of Rudder Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 135 PART OF 02202                      **Jurisdiction:** County  
**Size of Tract:** 20.6 acres  
**Accessibility:** Access is via Maryville Pike, a minor arterial street with a 20' pavement width within a 60' right-of-way.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Vacant land and stream - PR (Planned Residential)  
South: Residences - RB (General Residential) & A (Agricultural)  
East: Vacant land and stream - PR (Planned Residential)  
West: Residences and vacant land - RB (General Residential) & A (Agricultural)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 3.35 du/ac  
**Sector Plan:** South County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 2315 Goff Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

**ZONING INFORMATION (where applicable)**

**Current Zoning:** RB (General Residential) & 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:** Sevier Meadows  
**No. of Lots Proposed:** 69      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Vertical curve variance on Road A at STA 0+72, from 160.75' (K=25) to 120' (K=18.66).  
**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's natural features restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 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. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. At the design plan stage of the subdivision, provide documentation to the Knox County Department of Engineering and Public Works staff as to the limits of the demolition landfill that has occurred on this site. Any portions of the site that are impacted by the demolition landfill must be remediated before a final plat for the impacted lots is approved and recorded.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for access to Maryville Pike.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Any future development of the property beyond the original 69 lots will require a traffic impact analysis.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the PR zone.

**Comments:** The applicant is proposing to subdivide approximately 20.6 acres out of this 100.98 acre tract into a 69 lot detached residential subdivision. This property was rezoned to PR (Planned Residential) by Knox County Commission on December 16, 2002 at a density of 1 - 4 du/ac. The zoning map identifies this property as having an approved density of 1-3 du/ac which is not the density approved by the Knox County Commission. Staff will be processing a zoning map correction. The portion of the tract that is proposed for subdivision is located at the southwest corner of the property, and is bounded on the north and east sides by Knob Creek. The property frontage along Maryville Pike (for a depth of approximately 200') is zoned RB (General Residential). Any lots within that portion of the subdivision will have to meet RB standards.

The applicant had previously submitted a concept plan (1-SF-03-C/1-H-03-UR) for 73 lots on this site in 2003. That application was withdrawn.

When reviewing the concept plan in 2003, staff had discovered that a portion of the north end of the site along Maryville Pike had evidence of buried building materials. The applicant is aware that this issue must be addressed prior to lots being created in that area.

This site is located within the Parent Responsibility Zone. Sidewalks will be provided on one side of all streets.

Any future development of the property beyond the original 69 lots will require a traffic impact analysis.

**Action:** Approved

**Meeting Date:** 3/8/2018

**Details of 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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8. Any future development of the property beyond the original 69 lots will require a traffic impact analysis.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the PR zone.

**Summary of Action:**

APPROVE variance 1 because the site's natural features restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.  
APPROVE the Concept Plan subject to 8 conditions:

**Date of Approval:**

3/8/2018

**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:**