

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 3-SC-05-C                                      **Related File Number:** 3-C-05-UR  
**Application Filed:** 2/7/2005                                      **Date of Revision:**  
**Applicant:** DON DUNCAN  
**Owner:** DON DUNCAN CONSTRUCTION

**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  
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 Mayes Chapel Rd., south side of Thornapple Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 38 68                                      **Jurisdiction:** County  
**Size of Tract:** 22.98 acres  
**Accessibility:** Access is via Mistywood Rd. and Thornapple Dr., local streets within Unit 1 of Hannah's Grove Subdivision, with 26' pavement width within a 50' right-of-way. Subdivision access is from Norris Freeway.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:** North: Unit 1 of Hannah's Grove / PR (Planned Residential)  
South: Residence and vacant land / A (Agricultural)  
East: Attached single-family / PR (Planned Residential)  
West: Residences / A (Agricultural)  
**Proposed Use:** Detached single-family subdivision and 27 condominium units                                      **Density:** 2.79 du/ac (Unit 2)  
**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) & PR (Planned Residential) Pending  
**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: Hannah's Grove, Unit 2

Surveyor: Robert G. Campbell and Associates

No. of Lots Proposed: 38                      **No. of Lots Approved:** 38

Variances Requested: 1. Vertical curve variance on Holly Berry Dr. at station 34+50, from 343.75' to 275'.  
2. Vertical curve variance on Holly Berry Dr. at station 37+25, from 340' to 275'.

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 variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 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 Knox County, Ord. 91-1-102.
  3. Prior to design plan approval, have a determination made by the Tennessee Department of Environment and Conservation as to whether there are additional sinkholes in the area of the intersection of Road E and Holly Berry Dr. If additional sinkholes are identified, they must be designated on the final plat along with the other sinkholes identified on the concept plan.
  4. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour areas) identified on the plat. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings may be required for any structures within the 50' sinkhole buffer.
  5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes.
  6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works
  7. Placing a note on the final plat that all lots will have access only to the internal street system.
  8. Installing the northbound left turn lane on Norris Freeway at the entrance to the subdivision as recommended in the Hannah's Grove Residential Development Traffic Impact Study Addendum No.1, prepared by Wilbur Smith Associates on February 24, 2005, subject to obtaining a street connection permit from the Tennessee Department of Transportation. The turn lane improvements shall be in place prior to release of the street improvement bond for Unit 2 of the subdivision.
  9. Removing the lot number identification from the concept plan for Lot 3 and identifying as "Common Area/Amenities Area". Also revise the total number of single-family detached lots for Unit 2 to 37.
  10. Prior to certification of the final plat for Unit 2 of the subdivision, establishing a property owners association that will be responsible for maintenance of the private streets within the condominium areas and the common area/amenities area.
  11. 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.
  12. Meeting all requirements of the approved use on review development plan.

Comments: The applicant is proposing to develop this 22.2 acre tract as Unit 2 of Hannah's Grove Subdivision. This unit will include 37 detached single-family lots and one lot with 27 condominium units with a density of 2.79 du/ac. Units 1 & 2 of the development will have 60 detached single-family lots and 62 condominium units for a total of 122 dwelling units with an overall density of 2.64 du/ac.

A portion of this proposed unit of the development is zoned PR (Planned Residential) at a density of 1 - 5 du/ac. A rezoning request for the balance of the property to be changed to PR (Planned Residential) at a density of 1 - 5 du/ac (2-I-05-RZ) was recommended for approval by the Planning Commission on February 10, 2005. The Knox County Commission will consider that request on March 28, 2005.

A traffic impact study was prepared for this development by Wilbur Smith Associates. The study recommends the installation of a northbound left turn lane on Norris Freeway at the entrance to the subdivision. This improvement will require approval from the Tennessee Department of Transportation. The turn lane improvements should be in place prior to release of the street improvement bond for Unit 2 of the subdivision.

The concept plan for Unit 2 includes a stub out for Mistywood Rd. to the property to the south. If another phase of the development is proposed on that property and the number of dwellings will total 150 or more, a second access will have to be considered. If access is proposed to Mayes Chapel Rd., traffic calming measures will have to be put in place to deter any cut through traffic between Norris Freeway and Mayes Chapel Rd.

There are at least two sinkholes located in this unit of the development. Prior to design plan approval, a determination will be needed from the Tennessee Department of Environment and Conservation as to whether there are additional sinkholes in the area of the intersection of Road E and Holly Berry Dr. The sinkholes and 50' building setback from the top of the sinkholes (closed contour area) shall be designated on the final plat. All lots in the area of the sinkholes must have a suitable building area outside of the setback area. An option would be to have a geotechnical study conducted by a registered engineer that would identify that building within the 50' sinkhole buffer is acceptable, and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings may be required for any structures within the 50' sinkhole buffer.

The amenities area plan needs to be revised to accurately reflect the pool and deck area with the revised plan being submitted to Planning Commission Staff for approval prior to approval of the design plan.

**MPC Action:**

Approved

**MPC Meeting Date:** 3/10/2005

**Details of MPC action:**

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**Summary of MPC action:**

APPROVE variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.  
APPROVE the Concept Plan subject to 12 conditions:

**Date of MPC Approval:**

3/10/2005

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**