

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
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

File Number: 3-SC-18-C
Application Filed: 1/26/2018
Applicant: JOHN KING

Related File Number: 3-E-18-UR
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side Rather Rd, east of George Light Rd.
Other Parcel Info.:
Tax ID Number: 89 218 **Jurisdiction:** County
Size of Tract: 8.53 acres
Accessibility: Access is via Rather Rd., a local street with 15' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use: This area to the east of Pellissippi Parkway, that is accessed from George Light Rd. and Rather Rd., is developed with agricultural and rural to low density residential uses under A, RA and PR zoning.
Proposed Use: Detached residential subdivision **Density:** 3.1 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 10620 Rather Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) < 3.5 du/ac
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: King Properties
No. of Lots Proposed: 24 **No. of Lots Approved:** 0
Variances Requested: 1) Reduction of right-of-way turning radius at corner of Road "A" and Rather Road from 25' to 10'.
2) Reduction of the pavement turning radius on Road "A" at Rather Road from 25' to 22'.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE variances 1-2 because the site's topography and shape restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 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 (Ord 91-1-102).
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. Place a note on the final plat that all lots will have access only to the internal street system.
5. Prior to certification of the final plat for the subdivision, establishing a property owners association for the purpose of maintaining the storm water drainage system and common open space.
6. Widening Rather Rd. to a minimum width of 20' from the George Light Rd. intersection to the eastern frontage boundary of the subject property, including the proposed realignment of Rather Rd. to increase the curve radius along the northern boundary of the property as proposed. The widening is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, and must be completed before final plat approval, unless the Knox County Department of Engineering and Public Works accepts a bond to ensure completion of the improvements to Rather Road.
7. Certification on the final plat by the applicant's engineer that there is 250' of sight distance at the proposed subdivision entrance to the widened and realigned Rather Rd.

Comments: King Properties is proposing to subdivide this 8.53 acre tract into 24 detached residential lots at a net density of 3.1 du/ac. The net acreage for determining the density is 7.72 acres and excludes the land area designated floodway on the FEMA map (.57 acres) and right-of-way dedicated to realign Rather Road (.24 acres).

Rather Road is currently only about 15' wide and does not meet the minimum County road standards. The developer is required to widen Rather Road to a minimum of 20' pavement, 2' shoulders, and swales from the George Light Rd. intersection to the eastern boundary of the property. In addition, there is a sharp curve in the road along the northern boundary of the property and a steep road grade east of this curve. The developer proposes to realign Rather Road in this curve to increase the radius and decrease the road grade to 15 percent, which is the maximum recommended for new streets. There are two private driveways on the opposite side of Rather Road that will need to be extended by the developer because of the road realignment.

The final design and installation of the Rather Road improvements are to be completed by the developer with the approval and supervision of the Knox County Department of Engineering and Public Works (Knox County EPW). These improvements should be completed before final plat approval by the Planning Commission, which is the preference of Knox County EPW. However, if the circumstances warrant and Knox County EPW is agreeable, a bond may be accepted to ensure the completion of the Rather Road improvements and allow consideration of final plat approval by the Planning Commission.

The applicants engineer must certify and add a note to the final plat that at the sight distance at the Road "A" intersection with Rather Road is a minimum of 250' in both directions. The sight distance is to be to the widened and realigned Rather Road and not the current condition. In most cases the minimum sight distance is 300' or more because the requirement is 10 times the posted speed limit but not less than 250'. Rather Rd. has a posted speed limit of 20 mph so the minimum sight distance is 250'.

Action: Approved

Meeting Date: 3/8/2018

Details of Action:

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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: