

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
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Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 3-SD-02-C **Related File Number:** 3-G-02-UR
Application Filed: 2/11/2002 **Date of Revision:**
Applicant: JAMES R. WHITE
Owner: EMOGENE GRIFFIN

PROPERTY INFORMATION

General Location: Northwest side of Andes Rd., south of Ridges Meadow Ln., north of Middlebrook Pk.
Other Parcel Info.:
Tax ID Number: 105 42.05, PT. 42, 42.07 & 17 **Jurisdiction:** County
Size of Tract: 22.5 acres
Accessibility: Access is via Ridges Meadow Ln., a local street with a pavement width of 26' within a 50' right-of-way.
Access is also provide by Andes R., a local street with a pavement width of 18' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: Property in the area is zoned PR and RA residential and A agricultural. Development consists of single family dwellings primarily in a subdivision setting.
Proposed Use: Detached single family subdivision **Density:** 1.92 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:
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: Andes Place & Atlee Fields
Surveyor: LeMay & Associates
No. of Lots Proposed: 43 **No. of Lots Approved:** 0
Variations Requested:
1. Intersection grade variance from 1% to 2% at sta. 0+00 of Roads 1,2 & 3.
2. Vertical curve variance at sta.0+40 of Road 2 from 120' to 80'.
3. Vertical curve variance at sta.6+42 of Road 2 from 150' to 80'.
4. Vertical curve variance at sta. 2+60 of Road 2 from 550' to 300'.
5. Variance of grade from 10% to 12% in cul de sac at sta. 6+42 of Road 2.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE variance 1-3 due to topography and the proposed variances will not create a traffic hazard.
DENY variances 4 & 5 (see conditions below)

APPROVE concept plan subject to 10 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Change the proposed road grade in the cul de sac on Road 2 from 12% to not more that 10%.
4. Changing the vertical curve variance at station 2+60 of Road 2 from 550' to not less than 330'.
5. Certification prior to final plat approval by the applicant's engineer that there is 300' of sight distance in each direction at the driveway location of lot #1 on Andes Rd.
6. Prior to final plat approval have a geologic study prepared that determines the origin of the depression on lot #40. If it is determined to be a sinkhole, place a note on the final plat that no building may be constructed within 50' of the highest hatched contour.
7. Prior to commencing any grading on this site, provide MPC and County Engineering staff with a letter from the Tennessee Valley Authority that gives the applicant permission to excavate, as shown on the concept plan, in the area of their tower located east of the proposed Road 2 in the area of station 1+25.
8. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
9. Meeting all requirements of the approved use on review development plan.
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: This plan will add 20 lots to the previously approved Atlee Fields Subdivision. Access to this portion of the development will come from an existing internal street in Atlee Fields. This plan will also create Andes Place, a new subdivision that will be accessed from Andes Rd. The site was recommended for PR zoning at the January ,2002 MPC meeting. Knox County Commission approved the rezoning to PR (Planned Residential) at 3 du/ac at the February meeting of that body.

The proposed access to the new portion of Atlee Fields is showing a 10' deep cut in relatively close proximity to a Tennessee Valley Authority power line tower. Staff will require that written permission is granted by TVA prior to beginning any grading on this portion of the project. Additionally, there is a small depression on lot 40 of the development that will need to be investigated by a geologist to determine its origin. If it is determined to be a sinkhole, no building construction will be permitted within 50' of the top of the depression. The results of the study may impact the proposed lot arrangement but it should not prevent the approval of this concept plan.

MPC Action: Approved **MPC Meeting Date:** 3/14/2002

Details of MPC action:

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Summary of MPC action: APPROVE variance 1-3 due to topography and the proposed variances will not create a traffic hazard. DENY variances 4 & 5 (see conditions below)

APPROVE concept plan subject to 10 conditions

Date of MPC Approval: 3/14/2002

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: