

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 3-SF-01-C                      **Related File Number:** 3-K-01-UR  
**Application Filed:** 2/5/2001              **Date of Revision:**  
**Applicant:** DEANE HILL PARTNERS, L.P.  
**Owner:** DEANE HILL DEVELOPMENT CO., GP

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  
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www.knoxmpc.org

## PROPERTY INFORMATION

**General Location:** Northwest side of Deane Hill Dr., east of Morrell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 120 F B 36.04                      **Jurisdiction:** City  
**Size of Tract:** 35 acres  
**Accessibility:** Access is via Deane Hill Dr., a major collector street with a pavement width of 20' within a 45' right-of-way, and the circle on the Gleason Dr. extension.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land / Former Deane Hill Country Club golf course  
**Surrounding Land Use:** North: RP-1 (Planned Residential) & R-1 (Single Family Residential) / Vacant land and single-family residences  
South: R-1 (Single Family Residential) / Single-family residences  
East: R-1 (Single Family Residential) / Single-family residences  
West: RP-1 (Planned Residential) / Vacant land and multi-family residential  
**Proposed Use:** Detached single-family subdivision                      **Density:** 1.23 du/ac  
**Sector Plan:** West City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:**  
**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: Deane Hill Subdivision

Surveyor: Barge, Waggoner, Sumner & Cannon

No. of Lots Proposed: 45                      **No. of Lots Approved:** 0

Variations Requested:

1. Horizontal curve variance at station 12+45 on Road A, from 250' to 225'.
2. Horizontal curve variance at station 14+58 on Road B, from 250' to 200'.
3. Horizontal curve variance at station 21+90 on Road B, from 250' to 200'.
4. Vertical curve variance at station 11+05 on the Entrance Road, from 270' to 160'.
5. Intersection grade variance on Road A at the Entrance Road, from 1% to 2%.
6. Intersection grade variance on Road B (at both ends) at Road A, from 1% to 2%.
7. Intersection grade variance on Road C at Road B, from 1% to 2.67%.

S/D Name Change:

### **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

### **MPC ACTION AND DISPOSITION**

Planner In Charge: TPB

Staff Recomm. (Abbr.): APPROVE variances 1-7 because of topography, 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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
3. Prior to final plat approval, record the public greenway trail easement (25' buffer strip) along Deane Hill Dr.
4. Moving the detention pond structure on Lot 20 (area subject to drainage easements) out of the required 25' buffer/greenway trail easement. Final details to be worked out at Design Plan phase.
5. A sidewalk with a minimum width of at least 5' (located within the required 25' buffer/greenway trail easement) shall be provided along Deane Hill Dr., from the sidewalk located on the west side of the entrance road on Deane Hill Dr., west to the intersection with Morrell Rd. Design details are to be submitted at the Design Plan phase, subject to Knoxville Department of Engineering approval.
6. Installation of all sidewalks, including the sidewalk within the greenway trails easement (from the sidewalk located on the west side of the entrance road on Deane Hill Dr., west to the intersection with Morrell Rd.), within six months of the issuance of the first occupancy permit for this project.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Certification on the final plat by the applicant's surveyor that the entrance road meets the required sight distance in both directions along Deane Hill Dr.
9. Place a note on the final plat that all lots will have access only to the internal street system.
10. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, recreational amenities and drainage system.
11. Meeting all requirements of the approved use on review development plan.
12. 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 35 acre tract into 45 lots of which 43 lots will be used for single-family residences. One lot will be utilized for the clubhouse/recreational amenities and another for stormwater detention. The proposed density for this site is 1.23 du/ac.

This site was part of a 140 acre tract (Former site of the Deane Hill Country Club and golf course) that was rezoned in early 1996 for a mix of commercial and residential uses. This zoning change included an amendment to the West City Sector Plan and the One Year Plan. Serving as a buffer between the proposed commercial development and neighboring residential neighborhoods, this site was rezoned as RP-1 at a density of 1-5.9 du/ac. The One Year Plan amendment and rezoning approval included a street connection to Deane Hill Dr. in the area proposed on the Concept Plan. This connection was

analyzed in the Traffic Impact Study and was identified as a condition of the first residential phase of the development so that a second point of access to the site would be available for fire department vehicles. The applicant is proposing a deceleration lane from Deane Hill Dr. into the entry road. It has been determined that an acceleration lane is not needed at this location.

Another condition of the One Year Plan amendment and rezoning approval was that the residential development include a continuous 25' buffer along the Deane Hill Dr. frontage, to be dedicated as a greenway trail easement. As presently designed, the detention pond proposed on Lot 20 will interrupt the continuous buffer and greenway trail easement. Staff is recommending that the detention pond structure be moved back out of the greenway trail easement. It is also recommended that the applicant establish the greenway trail easement along Deane Hill Dr. on the west side of the entrance road, and provide a sidewalk with a minimum width of 5' (greater width may be required by Knoxville Department of Engineering) that will allow access to the City's Recreation Center at the corner of Deane Hill Dr. and Morrell Rd.

**MPC Action:** Approved **MPC Meeting Date:** 4/12/2001

- Details of MPC action:**
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  12. 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 MPC action:** APPROVE variances 1-7 and the Concept Plan subject to 12 conditions

**Date of MPC Approval:** 4/12/2001 **Date of Denial:** **Postponements:** 3/8/01

**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:**