

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 3-SG-05-C **Related File Number:** 3-I-05-UR
Application Filed: 2/7/2005 **Date of Revision:**
Applicant: FUAD REVEIZ
Owner: REVEIZ CUSTOM HOMES

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
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: East side of Reagan Rd., south of Coward Mill Rd.
Other Parcel Info.:
Tax ID Number: 90 80 **Jurisdiction:** County
Size of Tract: 45.5 acres
Accessibility: Access is via Reagan Rd., a minor collector street with a 19-20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences / PR (Planned Residential)
South: Vacant land / LI (Light Industrial)
East: Industrial / business park / F (Floodway) & I (Industrial)
West: Rural residential / A (Agricultural)
Proposed Use: Detached single-family subdivision **Density:** 3.21 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) 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: Reagan Landing

Surveyor: The Campbell Co.

No. of Lots Proposed: 136 **No. of Lots Approved:** 136

Variances Requested:

1. Horizontal curve variance on Road B at station 1+50, from 250' to 150'.
2. Horizontal curve variance on Road B at station 5+50.94, from 250' to 150'.
3. Horizontal curve variance on Road B at station 4+86.15, from 250' to 125'.
4. Horizontal curve variance on Road B at station 18+66.74, from 250' to 125'.
5. Horizontal curve variance on Road C at station 13+05.40, from 250' to 150'.
6. Horizontal curve variance on Road C at station 21+22.27, from 250' to 125'.
7. Broken back curve tangent variance on Road C at station 21+22.27, from 150' to 109'.
8. Reverse curve tangent variance on Road E at station 2+20.46, from 50' to 0'.
9. Vertical curve variance on Road A at station 1+88.57 from 93.25' to 56'.
10. Vertical curve variance on Road B at station 2+75.66 from 300' to 240'.
11. Vertical curve variance on Road D at station 3+79.68 from 448.5' to 360'.
12. Vertical curve variance on Road G at station 0+60.27 from 105' to 80'.

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 - 12 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 9 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. Providing drainage detention at the southwest corner of the property near Reagan Rd., or obtaining an off-site drainage easement at that location. Details to be worked out at the design plan stage of the subdivision.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Reagan Rd. at both entrances.
7. As a part of the final plat approval, record line of sight easements across the lots that are determined by the Knox County Department of Engineering and Public Works as needing sight distance easements for the curves in the interior streets .
8. 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.
9. Meeting all requirements of the approved use on review development plan.

Comments: The applicant is proposing to subdivide this 45.5 acre tract into 136 lots. A portion of the property is within the F (Floodway) zone which cannot be used for calculating the approved density for the subdivision. Approximately 42.42 acres are located outside of the floodway which would bring the density of the subdivision to approximately 3.21 du/ac. The Planning Commission considered a request for a sector plan amendment to LDR (Low Density Residential) and a rezoning to PR (Planned Residential) at the February 10, 2005 (2-B-05-SP & 2-F-05-RZ). The Planning Commission recommended approval of the sector plan amendment and the rezoning to PR (Planned Residential). The recommended density for the property was 1 - 3.5 du/ac with a maximum of 136 residential units. The requests will be considered by Knox County Commission on March 28, 2005.

With a total of 136 lots, a traffic impact study was required for this concept plan. The MPC and Knox County Department of Engineering and Public Works Staff have reviewed the study and it has been determined that there is adequate capacity on the existing roadways to handle the projected traffic with

no off-site improvements. The study identifies that there is adequate sight distance at the proposed entrances subject to some clearing of vegetation within the right-of-way.

The Knox County Department of Engineering and Public Works is requiring drainage detention at the southwest corner of the property near Reagan Rd., or the applicant will have to obtain an off-site drainage easement at that location.

MPC Action: Approved

MPC Meeting Date: 3/10/2005

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Summary of MPC action:

APPROVE variances 1 - 12 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 9 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:

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: