



Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Thompson Trail

**Surveyor:** Michael Brady, Inc.

**No. of Lots Proposed:** 35      **No. of Lots Approved:** 35

**Variances Requested:**

1. Broken back curve tangent variance on Road B at STA 2+56.25 from 150' to 105.46'.
2. Right-of-way intersection radius variance at the intersection of Roads A and B at Lot 9, from 25' to 13'.
3. Cul-de-sac transition radius variance on Road B, from 75' to 38'.

**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 1-3 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 10 conditions

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Widening Thompson Rd. to a width of 20' from the entrance of the subdivision north to the existing 20' pavement width at Nora's Path, and from the subdivision entrance south for a distance of 300' which corresponds with the area requiring improvements to achieve the required sight distance. Design details shall be submitted to and approved by Knox County Department of Engineering and Public Works during the design plan stage of the development.
4. Submitting a revised concept plan showing the revisions of the cul-de-sac design as approved by Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Following design plan approval, and prior to submitting a final plat for review and/or beginning site grading for the entire subdivision, the applicant shall grade the entrance area and embankment along Thompson Rd. in order to achieve the required site distance of 300' in both directions along Thompson Rd. The Knox County Department of Engineering and Public Works Staff will perform a site inspection on the sight distance before the other work can begin or the final plat can be submitted.
7. Certification on the final plat by the applicant's surveyor that there is 300' of sight distance in both directions on Thompson Rd. from the proposed entrance road.
8. Including the sight distance easement across Lot 32 on the final plat.
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:** The applicant is proposing to subdivide this 8.80 acre tract into 35 lots at a density of 3.98 du/ac. The Planning Commission recommended approval of the rezoning of a portion of this property to PR (Planned Residential) at a density of up to 4 du/ac on January 12, 2006 (1-C-06-RZ). The Knox County Commission postponed action on this rezoning request until their March 27, 2006 meeting. The other portion of the property was rezoned to PR (Planned Residential) at up to 4 du/ac by Knox County Commission on December 19, 2005 (11-K-05-RZ).

One of Staff's major concerns on visiting the site was the extremely limited sight distance from the location of the proposed entrance road for the subdivision to the south along Thompson Rd. The combination of existing vegetation and the embankment along the road and existing design features of the road (horizontal and vertical curvature) will make it difficult to achieve the required sight distance of 300' in both directions along Thompson Rd from the proposed entrance. While the applicant's engineer has supplied some documentation on how the sight distance can be achieved, Staff is recommending a condition that following design plan approval, and prior to submitting a final plat for review and/or beginning site grading for the entire subdivision, the applicant will be required to grade the entrance area and embankment in order to achieve the required site distance. Knox County Department of

Engineering and Public Works Staff will perform a site inspection on the sight distance before the other work can begin.

As identified in the rezoning report for this property, any development of the property will require the widening of Thompson Rd. due to the substandard width of the road in this area (approximately 14' -15' in this area). The developer of the subdivision just to the north of the site was required to widen Thompson Rd. to a width of 20' from their development north to Hardin Valley Rd. Staff is recommending that the applicant widen Thompson Rd. to a width of 20' from the entrance of the subdivision north to the existing 20' pavement width at Nora's Path and from the entrance south for a distance of 300' which corresponds to the required sight distance. Design details shall be submitted to and approved by Knox County Department of Engineering and Public Works during the design plan stage of the development.

The KGIS data base identifies a depression/hatched contour area located along the northern property line in the area of Lots 8 and 9. The applicant is working with the Tennessee Department of Environment and Conservation on a determination as to whether the feature is a sinkhole or not. If it is determined to be a sinkhole the sinkhole and a 50' setback around the sinkhole will have to be identified. This will require the elimination of Lot 9 and a combining that area with the adjoining two lots. If it is not a sinkhole the proposed lots can be developed.

**MPC Action:**

Approved

**MPC Meeting Date:** 3/9/2006

**Details of MPC action:**

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5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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**Summary of MPC action:**

APPROVE variances 1-3 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 10 conditions

**Date of MPC Approval:**

3/9/2006

**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:**

