

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

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File Number: 4-SA-10-C **Related File Number:** 4-B-10-UR
Application Filed: 2/22/2010 **Date of Revision:**
Applicant: CLAYTON BANK & TRUST

PROPERTY INFORMATION

General Location: South side of Buffat Mill Rd., north side of McIntyre Rd.
Other Parcel Info.:
Tax ID Number: 59 M D 1,30 & 30.02 **OTHER:** 060 PA 25,26,28 & 28.01 07 **Jurisdiction:** City
Size of Tract: 74.72 acres
Accessibility: Access is via Buffat Mill Rd., a collector street with a pavement width of 18' within a 40' wide right-of-way and McIntyre Rd., a local street with a pavement width of 18' within a 40' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned R-1 and RP-1 residential. The existing development to the west and south is primarily detached single family dwellings. Attached residences are located adjoining the site on the north side. Interstate 640 forms the eastern boundary of this site.
Proposed Use: Detached dwellings **Density:** 3.23 du/ac
Sector Plan: East 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: Buffat Mill Estates

No. of Lots Proposed: 241 **No. of Lots Approved:** 0

- Variations Requested:**
1. Horizontal curve variance from 250' to 125' at sta. 9+00 of Road N
 2. Horizontal curve variance from 250' to 125' at sta. 25+50 of Road K
 3. Horizontal curve variance from 250' to 200' at sta. 12+50 of Road N
 4. Vertical curve variance from 87.8' to 50' at sta. 13+95 of Road F
 5. Vertical curve variance from 91' to 55' at sta. 15+00 of Road F
 6. Vertical curve variance from 465.5' to 285' at sta. 8+65 of Road N
 7. Vertical curve variance from 162.75' to 100' at sta. 5+50 of Road K
 8. Vertical curve variance from 275' to 165' at sta. 24+70 of Road K

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): The concept plan was approved by MPC on 5/13/10. The matter was not appealed. No action by MPC is required regarding this item

Staff Recomm. (Full):

Comments: The applicant last proposed to develop a subdivision (4-SA-10-C) containing 241 lots on this 74.7 acre site. Additionally, the applicant has requested approval of the development plan through the use on review process (4-B-10-UR) that would permit the construction of one detached single family dwelling on each of the proposed lots. The site is zoned RP-1 (Planned Residential) with a permitted density of up to 5.99 dwellings per acre. At the maximum density permitted by the current zoning 447 dwellings could be approved for this property.

These matters were reviewed and approved by MPC on May 13, 2010. Area residents appealed MPC's action on the use on review to the Knoxville City Council. After hearing from the public and the applicant, the City Council referred this matter back to MPC. The applicant has requested that MPC table the reconsideration of the use on review in order permit time to revise the plans and to work with the community on minimum building standards as directed by City Council. Depending on the type and the extent of the changes that are made to the development plan, the applicant may be required to submit a revised concept subdivision plan.

Action: Approved

Meeting Date: 5/13/2010

Details of Action:

1. Meeting all applicable requirements of the Knoxville Department of Engineering
2. Provision of the required right-of-way dedication on both Buffat Mill Rd. (35') and McIntyre Road (25') as called for in section 62-10 of the Subdivision Regulations.
3. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Buffat Mill Rd. at the intersection with the proposed Road K. as required in section 62-88 of the Subdivision Regulations.
4. Provision of a 35' intersection radius on both sides of Buffat Estates Bv. at Buffat Mill Rd. as called for in the traffic impact study if permitted by the Knoxville City Engineer.
5. Provision of a 5' wide sidewalk with a 2' planting strip on one side throughout all the streets. Extending the proposed sidewalk to Monte Vista Rd.
6. Adding a note on the final plat that if any building construction is proposed within the 50' setback area around the sinkholes, a geotechnical report must be prepared by a registered engineer to determine soil stability, and that report must be submitted to the Knoxville Department of Engineering for consideration and approval. Engineered footings may be required for these areas. Construction of dwellings is not permitted within the closed contour of the sinkhole/depression.
7. Meeting all applicable requirements and obtaining all permits from the Tennessee Dept. of Environment and Conservation if any are required.
8. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
9. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
10. Place a note on the final plat that all lots will have access to the internal street system only

- 11. Certification of participation in KUB's sewer capacity reservation program.
- 12. Development will be required to modify the concept plan to remove the need of the horizontal curve variance at sta. 20+00 from 175' radius to 250' radius.
- 13. Provide Traffic Calming meeting the requirements of the City of Knoxville Department of Engineering.

Summary of Action: APPROVE variances 1-8 because the site has a limited amount of frontage on Buffat Mill Rd. and the proposed variance will not create a traffic hazard

APPROVE the concept plan subject to 13 conditions

Date of Approval: 5/13/2010 **Date of Denial:** **Postponements:** 4/8/2010

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: