

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-11-C **Related File Number:** 4-A-11-UR
Application Filed: 2/28/2011 **Date of Revision:**
Applicant: SOUTHLAND GROUP, INC.

PROPERTY INFORMATION

General Location: Northeast side of Dry Gap Pike, northwest of Cunningham Rd.
Other Parcel Info.:
Tax ID Number: 47 155 **Jurisdiction:** County
Size of Tract: 8.5 acres
Accessibility: Access is via Dry Gap Pike, a major collector street with 4 lanes and a center median within 80' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences / A (Agricultural)
South: Residences / A (Agricultural)
East: Residences / A (Agricultural)
West: Mixed businesses and residences / CA (General Business) and A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:** 4.12 du/ac
Sector Plan: North 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: Dry Gap Road Subdivision

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

Variances Requested:

1. Horizontal curve variance at STA 6+19, from 250' to 100'.
2. Horizontal curve variance at STA 8+32, from 250' to 100'.
3. Broken back curve tangent variance at STA 7+26, from 150' to 56'.
4. Vertical curve variance at STA 0+95, from 200' to 120'.

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 1-4 because the site's topography and features restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Installation of sidewalks as shown on the approved concept plan subject to meeting ADA requirements.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Place a note on the final plat that all lots except Lot 1 shall have access only to the internal street system. Lot 1 shall be provided with an on-site turnaround.
6. With the recording of the final plat for this subdivision, record sight distance easements across Lots 10 and 11 in order to provide the needed sight distance for the curves in the street. No structures or vegetation shall be located in the easements that would block the line of sight. Driveways for Lots 10 and 11 shall also be located so that parked vehicles in the driveway do not block sight distance. Driveway locations for these two lots are subject to approval by the Knox County Department of Engineering and Public Works.
7. 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 8.5 acre tract into 35 detached residential lots at a density of 4.12 du/ac. The Planning Commission recommend the rezoning of the property to PR (Planned Residential) at a density of up to 5 du/ac on March 10, 2011. The Knox County Commission will consider the rezoning request on April 25, 2011.

The existing house that is located on Lot 2 will remain. The existing curb cut onto Dry Gap Pike for the house will become the driveway access for Lot 1. An on-site turnaround is required on Lot 1. Sight distance easements will be required on the final plat across Lots 10 and 11.

The applicant has requested Planning Commission approval of a reduction in the peripheral boundary setback from 35' to 30' along the northern and southern property line.

Since the site is within the parental responsibility zone for Brickey McCloud Elementary School, sidewalks are being provided. The sidewalks must meet ADA requirements.

Action: Approved **Meeting Date:** 4/14/2011

Details of Action:

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Summary of Action:

APPROVE variances 1-4 because the site's topography and features restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions:

Date of Approval:

4/14/2011

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Chancery Court

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: