



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Franklin Creek (Revised)  
**Surveyor:** Sullivan  
**No. of Lots Proposed:** 74      **No. of Lots Approved:** 74  
**Variances Requested:** 1. Horizontal curve variance on Planters Ln. at station 13+12.5, from 250' to 225'.  
2. Intersection radius variance on the east side of the intersection of Planters Ln. and Yarnell Rd., from 25' to 0'.  
**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 and 2 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 15 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 (County Ord. 91-1-102).  
3. Conducting compaction testing in all fill areas associated with street construction and building sites per the requirements of the Knox County Department of Engineering and Public Works.  
4. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkhole (closed contour area) on this site, as determined by the Tennessee Department of Environment and Conservation. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings are required for any structures within the 50' sinkhole buffer.  
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkhole.  
6. Identifying the floodway, no-fill, 100 and 500 year flood fringe boundaries and the required minimum floor elevations (MFE) for all applicable lots on the final plat.  
7. Prior to obtaining Design Plan approval, submitting detailed plans for the creek crossing, revising the flood study to show that the proposed design of the creek crossing will comply with the Knox County Storm Water Ordinance, and obtaining approval from the Tennessee Department of Environment and Conservation for the crossing and any alteration.  
8. Prior to obtaining Design Plan approval, submitting a detailed grading plan for the street and lots on the southeast side of Hickory Creek in order to determine that all lots are accessible and contain an adequate building site.  
9. Prior to design plan approval, the applicant's surveyor or engineer shall provide documentation acceptable to the Knox County Department of Engineering and Public Works that there is 400 feet of sight distance in both directions along Yarnell Rd. at Planters Ln. pursuant to the requirements of the Minimum Subdivision Regulations. The applicant's surveyor shall also certify the 400 feet of sight distance on the final plat and record any sight distance easements that may be determined to be necessary by the Knox County Department of Engineering and Public Works.  
10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
11. Prior to design plan approval, providing documentation to MPC and Knox County Department of Engineering and Public Works Staff, that the owners of those lots that are presently served by the Joint Permanent Easement (JPE) located along the eastern boundary of the site have agreed to the revised access. The revised JPE and maintenance agreement shall be recorded with the final plat.  
12. As a part of design plan review, submit plans for providing safe ingress and egress for the residents of the four lots presently served by the JPE during the construction phase of the new entrance road.  
13. Placing a note on the final plat that all lots will have access only to the internal street system.  
14. Meeting all requirements of the approved Use-on-Review development plan.  
15. 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:**

A concept plan for Franklin Creek was originally approved by the Planning Commission on January 9, 2003 for 56 detached single-family lots on 20 acres. The applicant received a recommendation of approval from the Planning Commission on March 13, 2003 (3-L-03-RZ & 3-B-03-SP) for a sector plan amendment to low density residential, and a rezoning to PR (Planned Residential) at a density of 1 - 3 du/ac, of an adjoining 9.3 acre tract. Those requests are scheduled for review by the Knox County Commission on April 28, 2003. The applicant is proposing to add approximately six acres of that parcel to the original concept plan and has submitted a revised concept plan with 74 lots on 26 acres at a density of 2.85 du/ac.

The revision to the concept plan also includes a relocation of the access drive to the eastern property boundary. This proposed change revises the existing access (Joint Permanent Easement) to four residential lots located east of the property. Prior to design plan approval, the applicant will have to provide documentation to Staff, that the owners of those lots that are presently served by the Joint Permanent Easement have agreed to the revised access. Plans also need to be submitted to Staff on how safe access will be provided for the residents of the four lots presently served by the JPE during the construction phase of the new entrance road.

The flood study that has been prepared for this segment of Hickory Creek identifies a flood zone with a "no-fill" zone crossing the property. Prior to obtaining a Design Plan approval, the applicant will have to submit detailed plans for the creek crossing, revise the flood study to show that the proposed design of the creek crossing will comply with the Knox County Storm Water Ordinance, and obtain approval from the Tennessee Department of Environment and Conservation (TDEC) for the crossing.

There is a small sinkhole located on the site in the area of Lots 15 - 19. The lots in that area may have to be reconfigured to allow for a 50' building setback from the top of the sinkhole (closed contour area) once the feature is surveyed. An option would be to have a geotechnical study conducted by a registered engineer that would identify that building within the 50' sinkhole buffer is acceptable, and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings are required for any structures within the 50' sinkhole buffer.

The Knox County Parks Plan identifies a proposed greenway along Hickory Creek. The applicant has consulted with the Knox County Greenways and Parks Coordinator and the County has determined that there is not a need to obtain a greenway easement along Hickory Creek in this area.

The 9.3 acre tract that was considered last month for rezoning is located in the Rural Area of the Growth Policy Plan. Since the rezoning includes a request to increase density over 1 du/ac, a traffic impact analysis is required. A traffic impact analysis has been submitted by the applicant's traffic engineer. It has been determined by Staff that the traffic impact generated by the 15 additional detached single-family units created by this density increase is minimal, and street improvements would not be required.

**MPC Action:**

Approved

**MPC Meeting Date:** 4/10/2003

**Details of MPC action:**

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**Date of MPC Approval:** 4/10/2003

**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:**