

# 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

**File Number:** 4-SG-05-C **Related File Number:** 4-I-05-UR  
**Application Filed:** 3/14/2005 **Date of Revision:**  
**Applicant:** SMITH CONTRACTING, LLC  
**Owner:** SMITH CONTRACTING, LLC

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

#### PROPERTY INFORMATION

**General Location:** Southeast side of Kimberlin Heights Rd., at the south end of Old French Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 125 101.22 **Jurisdiction:** County  
**Size of Tract:** 25.91 acres  
**Accessibility:** Access is via Kimberlin Heights Rd., a major collector street with a 19' pavement width within a 40' right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Residences / A (Agricultural)  
South: Vacant land and residence / A (Agricultural)  
East: Vacant land and residence / A (Agricultural)  
West: Vacant land / A (Agricultural)  
**Proposed Use:** Detached single-family subdivision **Density:** 1.97 du/ac  
**Sector Plan:** South County **Sector Plan Designation:**  
**Growth Policy Plan:** Rural 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)  
**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: Smith Contracting, LLC on Kimberlin Heights Road

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 51                      No. of Lots Approved: 51

Variances Requested: 1. Corner radius variance at the intersection of Road A and Kimberlin Heights Rd., from 25' to 0'.  
2. Horizontal curve variance on Road B at station 13+50, from 250' to 175'.  
3. Vertical curve variance on Road B at station 9+00, from 109.25' to 75'.

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 and shape restricts 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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).  
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing the blueline stream.  
5. Certification on the final plat by the applicant's surveyor that the sight distance in both directions along Kimberlin Heights Rd. meets the minimum requirements of the Subdivision Regulations.  
6. Meeting all requirements of the approved use on review development plan.  
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 25.91 acre tract into 51 lots at a density of 1.97 du/ac. This property was rezoned to PR (Planned Residential) at a density of 1 - 2 du/ac in 2000.

Since there are some steeper grades on this site, the applicant was required to submit a grading plan for both the proposed streets and building sites for each lot. The proposed grades for the streets and individual lots are within acceptable limits for approval under existing regulations.

There is a blueline stream on the property that will be crossed by the proposed street system. The applicant will be required to meet all applicable requirements and obtain all required permits from the Tennessee Department of Environment and Conservation for crossing the blueline stream.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved

MPC Meeting Date: 4/14/2005

Details of MPC action: 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing the blueline stream.

5. Certification on the final plat by the applicant's surveyor that the sight distance in both directions along Kimberlin Heights Rd. meets the minimum requirements of the Subdivision Regulations.
6. Meeting all requirements of the approved use on review development plan.
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.

**Summary of MPC action:** APPROVE variances 1-3 because the site's topography and shape restricts 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 MPC Approval:** 4/14/2005

**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:**