

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SI-05-C **Related File Number:** 4-K-05-UR
Application Filed: 3/14/2005 **Date of Revision:**
Applicant: SOUTHLAND GROUP, INC
Owner: TIMBER OUTLETS INVESTMENT, LLC

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: Southwest terminus of Parasol Ln., southwest of Cedargreens Ln. and south of Millertown Pike.
Other Parcel Info.:
Tax ID Number: 60 28.01 **Jurisdiction:** County
Size of Tract: 18.02 acres
Accessibility: Access is via Millertown Pike, a minor arterial street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land and residence / RB (General Residential)
South: Vacant land / RB (General Residential)
East: Residences / PR (Planned Residential)
West: Vacant land / PR (Planned Residential)
Proposed Use: Detached single-family subdivision **Density:** 3.27 du/ac
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside 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: 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: Meadows of Millertown, Future Units
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 59 **No. of Lots Approved:** 59
Variances Requested: 1. Broken back curve tangent variance on Road A at station 23+23, from 150' to 113'.
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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 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. Addressing any required off-site drainage easements during the design plan stage of the subdivision.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. 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) identified on the plat. 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 may be required for any structures within the 50' sinkhole buffer.
6. No further subdivision of lots for Meadows of Millertown (beyond these 59 lots) shall be permitted until the second access for the subdivision is provided to Millertown Pike or other collector or arterial street.
7. Meeting all requirements of the approved use on review development plan.
8. 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 18.02 acre tract into 59 lots as an addition to the Meadows of Millertown Subdivision. The Planning Commission recommended approval of a rezoning request (3-Q-05-RZ) for this property to PR (Planned Residential) at a density of 1 - 5 du/ac on March 10, 2005. Knox County Commission will consider this request at their meeting on April 25, 2005. The proposed density for this phase of the subdivision is 3.27 du/ac.

The existing units of Meadows of Millertown total 143 lots. With this addition, there will be a total of 202 lots within the subdivision. It is Staff's practice to require a second access for subdivisions with 150 or more lots. The proposed concept plan shows a second access to Millertown Pike. While the applicant does not own or have a contract on the property that allows the connection to Millertown Pike, he has been granted an option/right of first refusal to acquire that property. The property owner has reviewed the concept plan with the proposed access and does not object to the proposed access and supports approval of the concept plan. The applicant has submitted a revised traffic impact study for the subdivision evaluating the second access. There are no off-site traffic improvements required for this proposed entrance. The concept plan also shows a connection to the proposed subdivision located along the western property line (Clear Springs Plantation - 4-SL-05-C/4-N-05-UR) that is also up for consideration at this meeting. Staff has recommended the connection between the two subdivisions which will eventually provide three access points for the two subdivisions.

The applicant has requested a reduction of the peripheral setback, from 35' to 15', along the shared property line with the earlier units of the subdivision. The lots within the adjoining units of the subdivision have a 35' setback since this was the peripheral boundary of the subdivision at the time they were platted. Staff is recommending approval of the reduction in setback.

There is a sinkhole located in the area of Lot 50 that will require a 50' buffer from the top of the sinkhole (closed contour area). 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 may be required for any structures within the 50' sinkhole buffer.

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:

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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: