

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 5-SA-06-C **Related File Number:** 5-C-06-UR
Application Filed: 4/10/2006 **Date of Revision:**
Applicant: MPM DEVELOPMENT
Owner: MPM DEVELOPMENT CO., 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
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: East side of Dry Gap Pike, north of Haynes Sterchi Rd.
Other Parcel Info.:
Tax ID Number: 57 125.36 & 125.37 **Jurisdiction:** City
Size of Tract: 11.7 acres
Accessibility: Access is via Dry Gap Pike., a major collector street with a pavement width of 19' within a 40' right-of-way (70' right-of-way required).

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residence and vacant land / RP-1 (Planned Residential)
South: Residences / A-1 (General Agricultural)
East: Vacant land and residence / RP-1 (Planned Residential) and A (Agricultural)
West: Residence and vacant land / RP-1 (Planned Residential) and A-1 (General Agricultural)
Proposed Use: Two-family dwelling subdivision **Density:** 2.39 du/ac
Sector Plan: North 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: MPM Development on Dry Gap Pike
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 14 **No. of Lots Approved:** 14
Variances Requested: 1. Vertical curve variance on JPE at STA 0+75, from 175' to 105'.
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 11 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 Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation (TDEC).
4. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the depression/sinkhole (closed contour area) identified on the plat. Construction within this area may be permitted if a geotechnical study prepared by a registered engineer states that building within this area is acceptable and the study is approved by the Knoxville Engineering Division. Construction is not permitted within the final hatched contour area as approved by TDEC. Engineered footings may be required for any structures within the study area.
5. Meeting all applicable requirements of the Knoxville Engineering Division.
6. Following design plan approval but prior to conducting any major site work, the bank along the property frontage of Dry Gap Pike at the proposed subdivision entrance shall be graded in order to achieve the required sight distance.
7. Certification on the final plat by the applicant's surveyor that there is the required sight distance in both directions along Dry Gap Pike at the subdivision entrance and at the shared access drive for Lots 13 and 14 along Haynes Sterchi Rd.
8. Place a note on the final plat that all lots except Lots 13 and 14 will have access only to the internal street system. Lots 13 and 14 shall share a single access drive with an on-site turnaround.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement and drainage system.
10. Meeting all requirements of the approved use on review development plan.
11. 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 11.7 acre tract into 14 lots for two-family dwellings. With a total of 28 dwelling units, the density for the property will be 2.39 du/ac. A single-family attached subdivision was approved for this site in 2001 with 60 units at a density of 4.03 du/ac. That approval has expired.

To achieve the required site distance at the proposed entrance to the subdivision on Dry Gap Pike, the applicant will have to remove vegetation and regrade the existing bank along the road. Staff is recommending a condition that the grading work for the bank shall be completed to achieve required sight distance prior to any other grading work for the subdivision.

A depression/hatched contour area exists on the northern portion of the property. This feature may be the result of a former farm pond but it has been identified as a karst feature by the Tennessee Department of Environment and Conservation (TDEC). In a letter to the applicant in 2001, TDEC indicated that they agreed with an adjustment of the closed contour lines after removal of the dam/berm

from the downstream side of the depression. The applicant has designated a 50' buffer from the upper contour of the depression/sinkhole on the concept plan. Construction within this area may be permitted if a geotechnical study prepared by a registered engineer states that building within this area is acceptable and the study is approved by the Knoxville Engineering Division. Construction is not permitted within the final hatched contour area as approved by TDEC. Engineered footings may be required for any structures within the study area.

MPC Action: Approved

MPC Meeting Date: 5/11/2006

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Summary of MPC action: 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 11 conditions:

Date of MPC Approval: 5/11/2006

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: