

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: 5-SA-08-C **Related File Number:** 5-J-08-UR
Application Filed: 3/28/2008 **Date of Revision:**
Applicant: EUGENE LACKEY, RLS, LACKEY & ASSOC., INC.

PROPERTY INFORMATION

General Location: Terminus of Thurman Ln., north of Maryville Pike
Other Parcel Info.:
Tax ID Number: 122 K C 034 **Jurisdiction:** County
Size of Tract: 4.555 acres
Accessibility: Access is via Thurman Ln., a local street with a pavement width of 15 to 17' within variable width right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: This vacant land is within an older residential area that has occurred under RA zoning, and includes nearby businesses along Maryville Pike within CA, CB, and C-4 zones.
Proposed Use: Detached residential subdivision **Density:** 2.42 du/ac
Sector Plan: South 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)
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: Breakthrough Corporation

No. of Lots Proposed: 11 **No. of Lots Approved:** 0

Variances Requested:

1. Minimum required sight distance variance at the intersection of Thurman Ln. and Woodson Dr. from 400' to 200'
2. Horizontal curve variance from 250' to 150' at sta 7+90 of Thurman Ln.
3. Horizontal curve variance from 250' to 150' at sta 9+50 of Thurman Ln.
4. Reverse curve tangent variance from 50' to 0' at 8+96 of Thurman Ln.
5. Vertical curve variance from 63.25' to 33.94' at sta 5+50 of Thurman Ln.
6. Vertical curve variance from 196.00' to 105.42' at sta 6+92 of Thurman Ln.
7. Vertical curve variance from 382.5' to 206.00' at sta 11+66 of Thurman Ln.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE variances 2-7 because of the sites topography and shape restricts compliance with the Subdivision Regulations.
DENY variance 1

Staff Recomm. (Full): APPROV the Concept Plan subject to the following 8 conditions

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
2. Prior to obtaining a grading permit, provide 400' of sight distance and establish a sight distance easement at the intersection of Thurman Ln. with Woodson Dr.
3. Establishment of a sight distance easement across lot 1 as required by the Knox County Dept. of Engineering and Public Works
4. Prior to the issuance of any occupancy permits, widen Thurman Ln. to a paved width of 20' from the site to Woodson Dr.
5. Prior to final plat recording establish a homeowners association for the purpose of owning and maintaining the commonly held open space, the drainage facilities and any other commonly held assets
6. The proposed street within the development being named Thurman Ln.
7. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
8. A final plat application based on this concept plan will not be accepted for review by the MPC until a certification of design plan has been submitted to the MPC staff

Comments: Staff does not recommend approval of subdivisions that require a variance to the minimum intersection sight distance requirements. The speed limit on Woodson Dr. is 40 miles-per-hour. With this speed limit, the minimum required corner sight distance at the intersection of Thurman Ln. at Woodson Dr. is 400'. In this particular case the required sight distance can only be attained if an adjoining property owner permits the applicant to remove the existing vegetation and agrees to a sight distance easement across their property. The applicant has met with the adjoining property owner and has stated that an agreement is being formulated.

This is the second attempt by this applicant to subdivide this site. Originally the plan called for direct access from Maryville. Sight distance at proposed entrance was an issue with no possible solution being identified at that time. The applicant is now proposing to access via Thurman Ln. Thurman Ln. is a local street with a pavement width of 15' to 17'. It connects with Woodson Dr. The sight distance at Woodson Dr. does not currently meet the required minimum of 400'. The applicant has been working with an adjoining property owner to permit the removal of some existing vegetation that restricts the sight distance. Additionally, the applicant will be required to widen Thurman Ln.

This 4.55 acre site is being proposed to be divided into 11 residential lots with approximately one-half acre be held for common open space and a bio-retention pond which will is being designed to make it useable as part of the open space.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since all utilities can be

provided to the site.

2. Improvements to Thurman Ln. will aid in the safe access to this site.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed residential subdivision meets the standards for development within the PR (Planned Residential) zone and all other requirements of the Knox County Zoning Ordinance.
- 2. The proposed development is compatible with the character of the neighborhood where it is proposed.
- 3. The traffic generated from this project will be similar to the traffic that is generated by other detached residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The South County Sector Plan identifies this property for Low Density Residential use. The proposed development at 2.42 du/ac complies with the Sector Plan.
- 2. The site is located in the Urban Growth Area as shown on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved **MPC Meeting Date:** 6/12/2008

- Details of MPC action:**
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Summary of MPC action: APPROVE variances 2-7 because of the sites topography and shape restricts compliance with the Subdivision Regulations.
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Date of MPC Approval: 6/12/2008 **Date of Denial:** **Postponements:** 5/8/2008

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:**