

**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

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 5-SB-07-C                      **Related File Number:** 5-C-07-UR  
**Application Filed:** 4/2/2007              **Date of Revision:**  
**Applicant:** J. K. RYMER HOMES

**PROPERTY INFORMATION**

**General Location:** North side Maloney Rd., west side of Belt Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 135 B B 34 & 35                      **Jurisdiction:** County  
**Size of Tract:** 19.58 acres  
**Accessibility:** Access is via Maloney Rd., a major collector street with an 18' pavement width within a 60' of right-of-way.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Residences  
**Surrounding Land Use:** North: Residences / RA (Low Density Residential)  
South: Vacant land / RAE (Exclusive Residential)  
East: Residences / RA (Low Density Residential) & RB (General Residential)  
West: Residences / RA (Low Density Residential)  
**Proposed Use:** Detached and attached residential subdivision                      **Density:** 1.99 du/ac  
**Sector Plan:** South 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: J. K Rymer Homes on Maloney Road

No. of Lots Proposed: 39                      No. of Lots Approved: 39

Variations Requested:

1. Horizontal curve variance on Road A at STA 0+75, from 250' to 100'.
2. Horizontal curve variance on Road A at STA 4+25, from 250' to 225'.
3. Horizontal curve variance on Road A at STA 8+25, from 250' to 150'.
4. Vertical curve variance on Road A at STA 1+35, from 325' to 195'.
5. Road grade variance on Road A, STA 1+35 to STA 4+45, from 12% to 15%.

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 - 5 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 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. Providing sidewalks along one side of all subdivision streets meeting ADA requirements.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Certification on the final plat by the applicant's surveyor that there is at least a minimum of 300 feet of sight distance in both directions along Maloney Rd. at the subdivision entrance.
6. Prior to or concurrent with recording of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
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 19.58 acre tract into 37 attached and 2 detached (existing residences) residential lots at a density of 1.99 du/ac. The Planning Commission recommended approval of a rezoning request (4-O-07-RZ) to PR (Planned Residential) at a density of up to 3 du/ac on April 12, 2007. The Knox County Commission approved the request on May 29, 2007.

Access to the subdivision will only be from Maloney Rd., a major collector street. The applicant noted on the concept plan that the required 300' of sight distance at the subdivision entrance will be certified prior to design plan approval.

This subdivision is located within the Knox County School's Parental Responsibility Zone. The applicant has not designated any sidewalks within the subdivision. Staff is recommending a condition that sidewalks be provided along one side of all subdivision streets meeting ADA requirements.

MPC Action: Approved as Modified

MPC Meeting Date: 5/10/2007

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. Certification on the final plat by the applicant's surveyor that there is at least a minimum of 300 feet of sight distance in both directions along Maloney Rd. at the subdivision entrance.
5. Prior to or concurrent with recording of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
6. 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.  
(Commissioners deleted condition requiring sidewalks on one side of all subdivision streets)

**Summary of MPC action:** APPROVE variances 1 - 5 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 6 conditions

**Date of MPC Approval:** 5/10/2007

**Date of Denial:**

**Postponements:**

**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:**