CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

File Number: 5-SB-17-C Related File Number:

Application Filed: 3/27/2017 Date of Revision:

Applicant: RON KILGORE



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

PROPERTY INFORMATION

General Location: South side W. Ford Valley Rd., west of Stonecrest Ln.

Other Parcel Info.:

Tax ID Number: 123 M F 010, 011 Jurisdiction: City and County

Size of Tract: 5.01 acres

Accessibility: Access is via W. Ford Valley Rd., a minor collector with 18' of pavement within 42' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: The area is developed with detached residential uses in the R-1 (City) and A (County) zone districts.

Knob Creek runs along the southern boundary of the property.

Proposed Use: Detached residential subdivision Density: 1.6 du/ac

Sector Plan: South County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits), Rural Area

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 420 W Ford Valley Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential), A (Agricultural)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Kilgore Properties

No. of Lots Proposed: 8 No. of Lots Approved: 0

Variances Requested: None

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 7 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.

2. Meeting all applicable requirements of the City of Knoxville Department of Engineering and the Knox County Dept. of Engineering and Public Works.

3. Providing an on-site driveway turnaround for lots 1-3 and 6-8.

4. Installing the driveways for lots 7 and 8 in the locations shown on the Concept Plan, or as otherwise

approved by the City of Knoxville Department of Engineering.

5. Providing driveway sight distance for all lots to the City of Knoxville Department of Engineering as part of the Design Plan review. Approval of all lots is contingent on the driveway locations being verified for sight distance prior to submission of the final plat application for the subdivision. Should any of the proposed lots not have the minimum required sight distance in both directions, a shared driveway may be considered or lots must be combined so that adequate sight distance is obtained.

6. Installing all driveway radii within the frontage of the lot it serves.

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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the R-1 (Low Density Residential) and A (Agricultural) zones.

Comments:

The applicant is requesting approval of an 8-lot subdivision on 5 acres, half of which is within the City of Knoxville and the other half in Knox County. The portion within the City is zoned R-1 will be split into 6 lots fronting along W. Ford Valley Road. These lots will require stormwater detention which is proposed within the County portion of the development. This will require coordination between the City and County engineering departments for permitting. The rear of the property is within the County and will be split into two large lots with each including a 25-foot strip of land for a driveway. Knob Creek runs along the south property boundary and has a 50-foot buffer from the top of the stream bank.

On the east portion of the development, lots 7 & 8 have restricted sight visibility because of the curves to the northeast in West Ford Valley Rd., which requires the driveways on these lots to be located where specified on the Concept Plan. West Ford Valley Rd. also has a slight bend to the southwest of the development, however, it appears that sight visibility will be obtainable for lot 1 without restrictions on where a driveway can be located along its frontage. Staff is recommending that these sight distances be verified during design plan review. In addition, staff is recommending that the driveways for lots 1-3 and 6-8 have an on-site turn around area since W. Ford Valley Rd. is a minor collector.

Action: Approved Meeting Date: 5/11/2017

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 7 conditions.

Date of Approval: 5/11/2017 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:

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Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

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