



Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** MPM Development on Middlebrook Pike  
**Surveyor:** Batson, Himes, Norvell & Poe  
**No. of Lots Proposed:** 145      **No. of Lots Approved:** 0  
**Variations Requested:**  
1. Intersection grade variance from 1% to 3% on Road A at Middlebrook Pk.  
2. Vertical curve variance from 201.5' to 170' at sta. 1+25 od Road A.  
3. Horizontal curve variance from 250' to 100' at sta. 11+50 of Road D.  
4. Right-of-way dedication on Middlebrook Pk. From 56' to 51' from the center line.  
**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 variance 1- 4 due to topography, and the proposed variances will not create a traffic hazard  
APPROVE the concept plan subject to 10 conditions  
**Staff Recomm. (Full):**  
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.  
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. O-280-90).  
3. Final approval of the rezoning of this site to RP-1 at a density of 5.60 du/ac or greater by the Knoxville City Council.  
4. Prior to commencing any grading on this site provide written confirmation from Colonial Pipeline Company that they have reviewed and approved the grading plan for this project.  
5. The retaining wall shown along the northern boundary of the site being designed by a structural engineer.  
6. Obtaining a street connection permit from the Tenn. Dept. of Transportation.  
7. Construction of the right turn deceleration lane as called for in the traffic impact study if required of the Tenn. Dept. of Transportation.  
8. Meeting all applicable requirements of the Knoxville City engineer.  
9. Meeting all requirements of the approved use on review.  
10. A final plat based on this concept plan will not accepted for review until certification of design plan has been submitted to MPC staff.

**Comments:**  
The developer of this project is proposing an attached single family residential subdivision on this site that will contain 145 dwellings. The dwellings will be attached in groups of 2 to 5 units. MPC recommended approval of RP-1 zoning for this property at 1-5.9 du/ac at its February, 2002 meeting. Approval of this plan will be contingent on City Council's action on the rezoning of the site.  
  
The site adjoins an established single family neighborhood along the western and northern boundaries. To provide a visual break, a landscape buffer is being proposed along those edges. The applicant's landscaping plan provides for a "Class A" landscape buffer along the boundary between this project and the single family dwellings.  
  
Due to the number of dwelling units proposed in this project, a traffic impact study was required to be submitted with the concept and development plans. The traffic study determined that due to the recent reconstruction of Middlebrook Pike, the traffic improvements made necessary due this project will be limited to the construction of a right turn deceleration lane for west bound Middlebrook Pike traffic. This improvement is being discussed with the Tenn. Dept. of Transportation (TDOT). An underground gasoline pipeline is located where the right turn lane would be constructed. A larger curb radius is being proposed as a substitute for the right turn lane. TDOT will be responsible for making the final determination regarding the construction of the right turn lane.  
  
The previously mentioned underground gasoline pipeline crosses this site in a north / south direction. For reasons of safety, grading of this site must not begin until the Colonial Pipeline Co. has reviewed and approved the grading plan for this project. The Knoxville City Engineer and MPC staff will not grant final approval of the grading plan until we are provided with a written approval of the plan by the

pipeline company.

Due to the number of dwellings and the density of the development, staff has been discussing an amenities plan with the developer. He has stated that he has found the primary buyers of the units will most likely be older people with very few children expected in the project. Due to this age profile, it is thought that a swimming pool would not get enough use to justify the cost. Instead, the applicant has agreed to construct a clubhouse in the central part of the site. At the clubhouse location useable flat open space will be provided. Residents can decide if they want to use the space for active or passive recreation or possibly a community garden. Sidewalks will be provided on one side of each road in the development.

**MPC Action:** Approved **MPC Meeting Date:** 5/9/2002

**Details of MPC action:**

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**Summary of MPC action:** APPROVE variance 1- 4 due to topography, and the proposed variances will not create a traffic hazard APPROVE the concept plan subject to 10 conditions

**Date of MPC Approval:** 5/9/2002 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

<b>Legislative Body:</b>	
<b>Date of Legislative Action:</b>	<b>Date of Legislative Action, Second Reading:</b>
<b>Ordinance Number:</b>	<b>Other Ordinance Number References:</b>
<b>Disposition of Case:</b>	<b>Disposition of Case, Second Reading:</b>
<b>If "Other":</b>	<b>If "Other":</b>
<b>Amendments:</b>	<b>Amendments:</b>
<b>Date of Legislative Appeal:</b>	<b>Effective Date of Ordinance:</b>