

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 5-SF-02-C **Related File Number:** 5-O-02-UR
Application Filed: 4/8/2002 **Date of Revision:**
Applicant: EAGLE BEND PROPERTIES, LLC
Owner: EAGLE BEND REALTY

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
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: West side of Wallace Rd., east side of Branton Blvd., just north of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 133 083 **Jurisdiction:** County
Size of Tract: 17 acres
Accessibility: Access is via Wallace Rd., a minor collector street with a 20' pavement width within a 50' right-of-way, and Branton Blvd., a local access street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Single-family residences / RA (Low Density Residential)
South: Single-family residences / PR (Planned Residential)
East: Assisted care facility / RP-1 (Planned Residential)
West: Vacant land and single-family residences / A (Agricultural) & PR (Planned Residential)
Proposed Use: Detached single-family subdivision **Density:** 2.82 du/ac
Sector Plan: Southwest 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: Richmond Hill

Surveyor: Sullivan

No. of Lots Proposed: 48 No. of Lots Approved: 0

Variations Requested:

1. Intersection grade variance for Road A at Branton Blvd., from 1% to 3%.
2. Intersection grade variance for Road B at Wallace Rd, from 1% to 3%.
3. Vertical curve variance at station 0+85 on Road B, from 225' to 145'.
4. Horizontal curve variance at station 3+50 on Road B, from 250' to 175'.
5. Horizontal curve variance at station 9+50 on Road B, from 250' to 100'.

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 14 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. Prior to Design Plan approval, the applicant shall submit a revised run of the flood study model based on data from the cross sections for the road crossing and any other potential encroachments into the no fill zone. Based on the results, the applicant may be required to mitigate for the proposed fill and submit a revised Concept Plan for any revisions to the road and lot layout.
4. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
7. Meeting all applicable requirements and obtaining all required approvals from the Tennessee Valley Authority for all development activity within the powerline easement.
8. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Wallace Rd.
9. Providing the required sight distance easements on the final plat for Lot 18 and along the Wallace Rd. frontage.
10. Place a note on the final plat that all lots except for Lots 1, 2 and 43 will have access only to the internal street system.
11. Place a note on the final plat that Lot 43 must have a turnaround driveway on the lot.
12. Identify the minimum floor elevations, floodway, 100 and 500 year flood fringe and a no-fill areas on the final plat.
13. Meeting all requirements of the approved use on review development plan.
14. 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: A Use-on-Review application (2-I-02-UR) was submitted for this property with a proposal to build 228 apartment units on 17 acres at a density of 13.4 du/ac. Following a few meetings with representatives of the neighborhood, the applicant withdrew the Use-on-Review application and submitted a Concept Plan application for a 48 lot, detached single-family subdivision with a density of 2.82 du/ac.

In Staff's initial correspondence of January 29, 2002, the applicant was put on notice that the site included an unnumbered "A" Zone which would require a drainage study per Federal Emergency Management Agency (FEMA) standards. Due to recent flooding in the area, the County conducted the flood study. The County's study identified the floodway, 100 and 500 year flood fringe and a no-fill

areas. A copy of the study was provided to the applicant and the Concept Plan has now been modified to move the roads and building sites out of the no fill zone. The proposed road layout has only one perpendicular crossing of the no fill zone. Prior to Design Plan approval, the applicant will be required to rerun the flood study model based on data from the cross sections for the road crossing and any other potential encroachments into the no fill zone. If the revised study shows that the proposed fill will increase the flood levels by a tenth of a foot or more, the applicant will be required to mitigate the increase and may be required to submit a revised Concept Plan for revisions to the road and lot layout.

Approval will be required from the Tennessee Department of Environment and Conservation for the proposed road crossing, detention area, and any alteration of the blue-line streams. The applicant will also be required to obtain approval from the Tennessee Valley Authority for all development activity within the powerline easement. This includes the road layout (requires grading in the area of one of the TVA towers) and building sites.

The applicant has requested a reduction of the peripheral setback from 35' to 15' for the northern property line of Lot 1 and from 35' to 20' along Branton Blvd. for Lots 1-3. The reason for the request for the reduction along Branton Blvd is to maintain a consistent setback along the subdivision streets. The reduction along the northern property line of Lot 1 is to allow for an adequate building site out of the no fill zone.

MPC Action:

Approved

MPC Meeting Date: 6/13/2002

Details of MPC action:

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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 14 conditions:

Date of MPC Approval:

6/13/2002

Date of Denial:

Postponements: 5/9/02

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: