

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 5-SG-01-C                      **Related File Number:** 5-P-01-UR  
**Application Filed:** 4/9/2001                      **Date of Revision:**  
**Applicant:** ERIC MOSELEY  
**Owner:** SCOTT SMITH

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

## PROPERTY INFORMATION

**General Location:** South side of Gleason Dr. west of Idlewood Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 132 D E 1-4 OTHER: 132 EN 1-51                      **Jurisdiction:** County  
**Size of Tract:** 36.15 acres  
**Accessibility:** Access is via Gleason Dr., a collector street with a pavement width of 21' - 22' within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant  
**Surrounding Land Use:** Property in the area is zoned PR and RA residential and A agricultural. Development in the area consists of multi-family dwellings to the east of this site Single family dwellings surround the remainder of the site.  
**Proposed Use:** Detached single family subdivision                      **Density:** 1.91 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) & A (Agricultural)  
**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:** The Preserve

**Surveyor:** LeMay & Associates

**No. of Lots Proposed:** 69                      **No. of Lots Approved:** 0

**Variations Requested:**

1. Vertical curve variance from 225' to 80' at sta. 0+40 Mountain Pass Ln.
2. Vertical curve variance from 165' to 80' at sta. 0+40 of Road A.
3. Cul-de-sac transition radius from 75' to 25' on Rum Hill Ln. and Mountain Pass Ln.
4. Horizontal curve variance from 250' to 200' at sta. 4+00 of Mountain Pass Ln.
5. Intersection grade variance from 1% to 2% on Rum Hill Ln.
6. Variance of grade in cul-de-sac on Mountain Pass Ln.. From 10% to 12%.
7. Variance of intersection separation between Mountain Pass Ln. and Abbot Ln. from 300' to 218'.

**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** dk

**Staff Recomm. (Abbr.):** APPROVE variance 1-7 because of topography, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 15 conditions

**Staff Recomm. (Full):**

1. Connection to sanitary sewers and meeting any other relevant requirements of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. 0-280-90.
3. Connection to Glen Echo Dr. an existing street in Echo Valley Subdivision that is designed as a stub-out

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street to this property. This connection would be in addition to the proposed access at Gleason Dr. Details for the street connection to be submitted with the Design Plan. Any subdivision variances for this connection will need to come back to the MPC as a revised Concept Plan.

4. Prior to final plat consideration obtain approval of a Subdivision Name Change from MPC or title the final plat as the Preserve and the Resubdivision of lots 1-51 of Echo Valley, Unit 10.
5. Prior to final plat approval obtain a right-of-way closure from the Knox County Commission for the existing road coming off of Gleason Dr. and the extension Glen Echo Dr. as it was approved in 1999 unless the connection between this development and Echo Valley remains in the same location.
6. Placing a note on the grading plan and the final plat the existing vegetation in the area marked to remain undisturbed and the 35' peripheral boundary adjoining Echo Valley Subdivision is to remain undisturbed unless drainage improvements require otherwise.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.
8. Designating the detention basins and sinkholes as drainage easements on the final plat.
9. Place a note on the final plat that no building or filling is to occur in the hatched contour area of the sinkholes on this site.
10. Place a note on the final plat that no building is to take place within the 50' buffer being created around the sinkholes.
11. Constructing a 5' wide sidewalk on at least one side of every street in this development.
12. Rezoning of parcel 2 (132DE002) on west side of the site to PR (Planned Residential) or revise the proposed lot arrangement to meet the requirements of the Agricultural Zone.
13. Within the existing Knox County right-of-way and under the supervision of the Engineering Dept.,

- cut the bank back to the northeast of this site to improve the stopping sight distance at the entrance.
- 14. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
- 15. Meeting all requirements of the approved use on review development plan.

**Comments:**

A portion of the site was approved for a single family subdivision in 1999 as Echo Valley, Unit 10. That subdivision contained 51 lots on 26 acres. The plan proposed connecting the development with Echo Valley Subdivision via Glen Echo Dr. The applicant has now purchased property which adjoins the previously approved subdivision and is proposing a major revision to the plan. The newly acquired property has frontage on Gleason Rd. The applicant is now proposing that an entrance off of Gleason Rd. be the only access to this site. Additionally, a change in the subdivision name is proposed. If the plan is approved as submitted by the developer, a Subdivision Name Change will have to be approved by MPC. Additionally, a street closure will have to be approved by the Knox County Commission for the present road off of Gleason Rd. and the previously approved extension of Glen Echo Dr. Parcel 2 of the newly acquired portion of the site is still zoned Agricultural. This portion of the site will have to be rezoned or a lot that conforms to Agricultural regulations must be proposed.

Staff does not support the elimination of the previously approved connection to Glen Echo Dr. It is our opinion that connecting to Glen Echo will benefit the proposed subdivision and the existing Echo Valley Subdivision. By connecting this development to Echo Valley it will create a second access to Gleason Dr. for the existing subdivision. It will also allow the proposed subdivision to have an access to Westland Dr. via the street system in Echo Valley. By connecting the two developments you improve the access to both in terms of convenience and safety.

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The subdivision will cross a blue line stream. This is an unstudied stream which has a drainage basin greater than 1 square mile in area. As such, the applicant will have to have a detailed drainage study prepared for review by the Knox County Engineering Dept. This study will dictate the size and type of creek crossing that will be permitted. Additionally, a Minor Stream Crossing Permit from the Tenn. Dept. of Environment and Conservation will be necessary.

The previously approved plan addressed a number of environment concerns regarding some wetlands and sinkholes that are located on the site. Staff will continue to recommend the maintenance of the areas previously identified to remain undisturbed and continued use of the 50' building buffer around the top of the existing sinkholes. These areas are shown on the Concept Plan and should be included on the final plat for this development.

The proposed sight distance at the entrance on Gleason Dr. meets the 400' minimum distance as required by the Subdivision Regulations. However, staff will require this applicant to cut a bank back, if it is in the existing right-of-way, northeast of this site to improve the stopping sight distance for west bound traffic on Gleason Dr. This will improve the ability of a west bound driver to see a car that would be turning left into this development. Due to the volume of traffic on Gleason Dr., the staff expects that it will not be unusual for left turning traffic to have to stop before entering the development. This proposed improvement is requested in order to reduce the risk of rear end collisions at the entrance to this development. Finally, the site is within the parent responsibility zone for Bearden High School. This will necessitate the construction of sidewalks in this development.

**MPC Action:**

Approved as Modified

**MPC Meeting Date:** 5/10/2001

**Details of MPC action:**

1. Connection to sanitary sewers and meeting any other relevant requirements of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. 0-280-90.
3. (Deleted by MPC) Connection to Glen Echo Dr. an existing street in Echo Valley Subdivision that is designed as a stub-out

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5. Prior to final plat approval obtain a right-of-way closure from the Knox County Commission for the existing road coming off of Gleason Dr. and the extension Glen Echo Dr. as it was approved in 1999 unless the connection between this development and Echo Valley remains in the same location.

6. Placing a note on the grading plan and the final plat the existing vegetation in the area marked to remain undisturbed and the 35' peripheral boundary adjoining Echo Valley Subdivision is to remain undisturbed unless drainage improvements require otherwise.

7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.

8. Designating the detention basins and sinkholes as drainage easements on the final plat.

9. Place a note on the final plat that no building or filling is to occur in the hatched contour area of the sinkholes on this site.

10. Place a note on the final plat that no building is to take place within the 50' buffer being created around the sinkholes.

11. Constructing a 5' wide sidewalk on at least one side of every street in this development.

12. (Deleted by MPC) Rezoning of parcel 2 (132DE002) on west side of the site to PR (Planned Residential) or revise the proposed lot arrangement to meet the requirements of the Agricultural Zone.

13. Within the existing Knox County right-of-way and under the supervision of the Engineering Dept., cut the bank back to the northeast of this site to improve the stopping sight distance at the entrance.

14. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

15. Meeting all requirements of the approved use on review development plan.

**Summary of MPC action:** APPROVE variance 1-7 because of topography, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 13 conditions, MPC eliminated conditions #3 and #12

**Date of MPC Approval:** 5/10/2001

**Date of Denial:**

**Postponements:**

**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:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**