CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 5-SG-04-C Related File Number: 5-M-04-UR

Application Filed: 4/12/2004 Date of Revision:

Applicant: RUFUS H. SMITH JR. & COMPANY Owner:

TIMBER OUTLETS INVESTMENT, LLC



Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: North of Ball Camp Pike, west of Johnson Rd.

Other Parcel Info.:

Tax ID Number: 91 PART OF 190 Jurisdiction: County

Size of Tract: 19.8 acres

Access is via Olive Branch Ln., a local street with a 26' pavement width within a 50' right-of-way, with Accessibility:

future access to the proposed extension of Schaad Rd.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: North: Residences / PR (Planned Residential)

South: Schaad Road extension and residences (Glenlake Subdivision, Unit 1) / PR (Planned

Residential)

East: Residences / PR (Planned Residential) & A (Agricultural)

West: Vacant land / A (Agricultural)

Detached single-family subdivision **Proposed Use:** Density: 2.83 du/ac

Sector Plan: Northwest 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)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

1/31/2007 01:14 PM Page 1 of 3 **Current Plan Category:**

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Glenlake Subdivision, Unit 2 (FKA - Rufus H. Smith Jr. & Company on Ball Camp Pike - North Section)

Surveyor: Southland Engineering Consultants, LLC

No. of Lots Proposed: 56 No. of Lots Approved: 56

Variances Requested: 1. Tangent length variance for broken back curve on Road H from STA 5+46 to STA 6+02, from 150' to

56'.

2. Horizontal curve variance on Road H at STA 4+50, from 250' to 150'.

- 3. Horizontal curve variance on Road H at STA 7+50, from 250' to 150'.
- 4. Vertical curve variance on Road I at STA 8+75, from 160.75' to 150'.

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 - 4 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 9 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. Submitting detailed plans to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision to address the transition from Olive Branch Ln. into Road H prior to completion of the Schaad Rd. extension and the transition of these two streets into the Schaad Rd. extension when it is completed.

4. Prior to final plat approval, the right-of-way for the Schaad Rd. extension shall be dedicated so that a public street connection will be established between the existing Olive Branch Ln. and Road H in the second unit of the subdivision.

5. Identifying the slope easement for the Schaad Rd. extension on the final plat. If the final plat is to be recorded prior to the completion of the Schaad Rd. extension, the temporary construction easement shall also be shown on the plat.

6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

7. Placing a note on the final plat that all lots will have access only to the internal street system.

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

9. 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 19.8 acre tract into 56 lots at a density of 2.83 du/ac. Access to the site is via an extension of Olive Branch Ln. which is a local street within Unit 1 of Glenlake Subdivision. The property is located on the north side of the proposed extension of Schaad Rd. which will divide the two units of the subdivision. The County has filed for condemnation of the right-of-way for the Schaad Rd. extension, and is presently in litigation with the applicant concerning the appraised value of the property.

With the construction of the Schaad Rd. extension along the southern property line for this unit of the subdivision 16 lots within the subdivision will be adjacent to a four lane minor arterial street. With the shallow depth of these lots (102' - 129'), with a portion of the lot including a slope easement for the new road, Staff is recommending a condition that the applicant plant a Type "A" landscape screen (see attachment) along the north side of the slope easement for the Schaad Rd. extension for lots 1-4 and 45-56. This landscape screen will help to reduce the impact of the proposed arterial road on the adjoining lots.

MPC Action: Approved MPC Meeting Date: 7/13/2006

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Details of MPC action:

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Summary of MPC action:

APPROVE variances 1 - 4 because the site's topography restricts compliance with the Subdivision

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APPROVE the Concept Plan subject to 9 conditions:

Date of MPC Approval: 7/13/2006 Date of Denial: Postponements: 5/13/2004 &

6/8/2006

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:

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