

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

## CONCEPT PLAN

File Number: 5-SK-05-C                      Related File Number: 5-L-05-UR  
Application Filed: 4/11/2005              Date of Revision:  
Applicant: B. L. BALL  
Owner: B.L. BALL

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

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400 Main Street  
Knoxville, Tennessee 37902  
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### PROPERTY INFORMATION

General Location: East side of N. Gallaher View Rd., north of Walker Springs Rd.  
Other Parcel Info.:  
Tax ID Number: 106 P A 027                      Jurisdiction: City  
Size of Tract: 8.52 acres  
Accessibility: Access is via N. Gallaher View Rd., minor arterial street with a five lane cross-section.

### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use: North: Single-family residences / R-1E (Single Family Exclusive Residential)  
South: Multi-family residences / RP-1 (Planned Residential)  
East: Multi-family and single-family residences / R-2 (General Residential) & R-1E (Single Family Exclusive Residential)  
West: Residences / A-1 (General Agricultural), R-1 (Single Family Residential) & F (Floodway)  
Proposed Use: Attached single-family subdivision                      Density: 6.1 du/ac  
Sector Plan: Northwest City                      Sector Plan Designation:  
Growth Policy Plan: Urban Growth Area (Inside 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: RP-1 (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:** Plantation Oaks  
**Surveyor:** LeMay & Associates  
**No. of Lots Proposed:** 52      **No. of Lots Approved:** 52  
**Variances Requested:** 1. Vertical curve variance on JPE A at station 1+10, from 155' to 110'.  
**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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 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 Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Engineering Division.
4. Place a note on the final plat that all lots will have access only to the internal street system.
5. Identify a line of sight easement on the final plat across Lot 24 and the common area in order to provide the needed sight distance for the curve in Road "B".
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, recreational amenities and drainage system.
7. Tying the sidewalk system within the development to the established greenway along N. Gallaher View Rd.
8. Meeting all requirements of the approved use on review development plan.

**Comments:** The applicant is proposing to subdivide this 8.52 acre tract into 52 attached single-family lots. This property wraps around Colonial Townhouses an existing multi-family development. Access to the development will be from N. Gallaher View Rd. The lots will be served by joint permanent easements with a right-of-way width of 40'.

A concept plan/use-on-review was previously approved for this site on February 8, 2001. The design plan has also been approved by the Knoxville Engineering Division. The applicant submitted a final plat for approval by the Planning Commission, however, the concept plan expired before the plat was considered by the Planning Commission. The applicant is requesting approval of both the resubmitted concept plan/use-on-review and final plat at this meeting.

The concept plan includes a recreational amenities plan that provides sidewalk/pathways within the development that will also connect to the existing greenway system that is located along N. Gallaher View Rd. A common area/picnic site is also being provided.

**MPC Action:** Approved

**MPC Meeting Date:** 5/12/2005

**Details of MPC action:**

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 Knoxville (City Ord. 0-280-90).
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amenities and drainage system.

7. Tying the sidewalk system within the development to the established greenway along N. Gallaher View Rd.

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

**Summary of MPC action:** APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions:

**Date of MPC Approval:** 5/12/2005

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

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

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**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:**