

**CASE SUMMARY**  
**APPLICATION TYPE: SUBDIVISION**  
**CONCEPT PLAN**

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  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 5-SO-05-C                               **Related File Number:** 5-P-05-UR  
**Application Filed:** 4/11/2005                   **Date of Revision:**  
**Applicant:** S & E PROPERTIES  
**Owner:** S & E PROPERTIES

**PROPERTY INFORMATION**

**General Location:** South side of Early Rd., northeast of Signal Point Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 169 33 & 33.01   **Jurisdiction:** County  
**Size of Tract:** 156 acres  
**Accessibility:** Access is via Early Rd., a local street with a 15' to 17' pavement width within a 40' right-of-way.  
Secondary access is proposed to the local streets within Bluff Point Subdivision.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Rural residential subdivision/ A (Agricultural)  
South: Rural residential and vacant land / A (Agricultural)  
East: Rural residential and vacant land/ A (Agricultural)  
West: Rural residential subdivision / A (Agricultural)  
**Proposed Use:** Single-family detached subdivision                               **Density:** 0.97 du/ac  
**Sector Plan:** Southwest County           **Sector Plan Designation:**  
**Growth Policy Plan:** Rural 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: Early Road Subdivision

Surveyor: Cannon & Cannon

No. of Lots Proposed: 151      No. of Lots Approved: 151

Variances Requested: 1. Broken back curve tangent variance on Road F & G between curves 9 & 10 from 150' to 111.61'.  
2. Street grade variance on Road B from 12% to 15%.  
3. Street grade variance on Road I from 12% to 15%.

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 1-3 because the site's topography restricts compliance with the Subdivision Regulations and the variances will not create a traffic hazard.

APPROVE the concept plan subject to 15 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. Revising the main entrance road off of Early Rd. by eliminating the T intersection of Road A into Road B making this a continuous street from the entrance through the intersection with Roads F and G.
4. Shifting Road A to the northeast so that the right-of-way for the street will be out of the 35' peripheral setback for the subdivision boundary that borders Lots 1 & 5 of Bluff Point Subdivision, Unit 1.
5. Eliminating the street connection to Red Fox Dr. in Bluff Point Subdivision.
6. Widen Early Rd. to a width of 20' from the proposed entrance back to the west through the intersection with Signal Point Rd. providing tapers back to the existing pavement at each end, subject to the requirements of the Knox County Department of Engineering and Public Works.
7. Providing a no clearing and grading zone over the common area except for the clearing that may be necessary for the street system and detention areas. The applicant shall work with the Knox County Department of Engineering and Public Works during the design plan stage of the development on establishing the zone boundaries. All no clear zones shall be identified in the field before any clearing and grading is to occur near those areas.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Provide a 20' wide access strip to the open space/common area west of Lot 59.
10. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
11. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour areas) identified on the plat. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings may be required for any structures within the 50' sinkhole buffer.
12. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
13. Meeting all requirements of the approved use on review development plan.
14. Submitting a revised concept plan for Staff approval that reflects the conditions specified above prior to design plan approval.
15. 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 156 acre tract into 151 lots at a density of 0.97 du/ac. This property was rezoned (10-F-04-RZ) to PR (Planned Residential) at a density of 1 du/ac on December 20, 2004 by Knox County Commission.

This subdivision is excellent example of designing a subdivision within the framework of the PR

(Planned Residential) Zoning District. While the proposed density is close to the maximum density permitted by the approved zoning, the street system and lots have been clustered closer to the center of the site leaving a large portion of the site within open space/common areas. The open space/common areas are also located in areas that will help protect the steeper slopes and major drainageways on the property. Of the 151 lots, only 12 lots adjoin the boundary of the subdivision. In most areas, the open space/common area is located along the subdivision boundary. To protect the open space/common area, Staff is recommending that a no clearing and grading zone be placed over the common area except for the clearing that may be necessary for the street system and detention areas. The applicant shall work with the Knox County Department of Engineering and Public Works during the design plan stage of the development on establishing the zone boundaries. All no clear zones shall be identified in the field before any clearing and grading is to occur near those areas.

There are three access points proposed for the subdivision. The main access will be to Early Rd. with secondary access proposed to Red Fox Dr. and Duck Cove Dr. within Bluff Point Subdivision. The proposed access points into Bluff Point Subdivision are proposed at existing stub-out street locations within the subdivision. After analyzing the proposed access, Staff is recommending that the connection to Red Fox Dr. be eliminated due to existing sight distance problems in both directions at the intersection of Red Fox Drive and Single Point Rd. (less than 200' in both directions). A slight adjustment is also recommended for the entrance road off of Early Rd., that will move the street right-of-way out of the peripheral setback.

A traffic impact study was prepared for this site at the time of the rezoning request. The study was based on a proposed development of 220 lots (original rezoning request was for up to 2 du/ac) with a single access out to Early Rd. Since the proposed subdivision only includes 151 lots, a revised study was not required. The study recommended that due to the pavement widths of only 15' to 17' on Early Rd in the area of the development, the pavement width on Early Rd. should be increased to 18' minimum (20' desirable) between Single Point Rd. and the entrance to the subdivision. Staff is recommending that it be increased to 20'. Upon review of the traffic impact study, it has been determined by MPC and Knox County Department of Engineering and Public Works Staff that there is adequate capacity on the existing roadways to handle the projected traffic with the pavement widening.

There are a few small sinkholes located on the site. A 50' building setback will be required from the top of the sinkholes (closed contour area). Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings may be required for any structures within the 50' sinkhole buffer.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

**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 Knox County (County Ord. 91-1-102).  
(Staff conditions 3 - 5 deleted by the MPC since a revised concept plan had addressed the conditions.)
3. Widen Early Rd. to a width of 20' from the proposed entrance back to the west through the intersection with Signal Point Rd. providing tapers back to the existing pavement at each end, subject to the requirements of the Knox County Department of Engineering and Public Works.
4. Providing a no clearing and grading zone over the common area except for the clearing that may be necessary for the street system and detention areas. The applicant shall work with the Knox County Department of Engineering and Public Works during the design plan stage of the development on establishing the zone boundaries. All no clear zones shall be identified in the field before any clearing and grading is to occur near those areas.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Provide a 20' wide access strip to the open space/common area west of Lot 59.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
8. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour areas) identified on the plat. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings may be required for any structures within the 50' sinkhole buffer.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.

- 10. Meeting all requirements of the approved use on review development plan.
- 11. Submitting a revised concept plan for Staff approval that reflects the conditions specified above prior to design plan approval.
- 12. 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.

**Summary of MPC action:** APPROVE variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations and the variances will not create a traffic hazard.  
APPROVE the concept plan subject to 12 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**

<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>