

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Calla Crossing (FKA: Beaver Creek Road Development)
No. of Lots Proposed: 49 No. of Lots Approved: 49
Variances Requested: None
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 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 a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Installation of sidewalks, as identified on the concept plan, meeting all applicable requirements of the Americans with Disabilities Act (ADA). The sidewalks shall be installed at the time the street improvements are installed for the subdivision.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along E. Beaver Creek at the subdivision entrance.
6. Placing a note on the final plat that Lots 48 and 49 shall share a single driveway cut onto Dry Gap Pike at the existing median cut with the final location subject to approval by the Knox County Department of Engineering and Public Works.
7. Working with the Knox County Greenways Coordinator in establishing a greenway easement along Beaver Creek.
8. 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 23.24 acre tract into 49 lots at a density of 2.11 du/ac. The Planning Commission recommended approval of the rezoning of the property from A (Agricultural) and F (Floodway) to PR (Planned Residential) and F (Floodway) at a density of up to 5 du/ac on April 10, 2014. The Knox County Commission approved the rezoning request (4-C-14-RZ) for this property on May 27, 2014. The applicant is also requesting a rezoning of a 50' wide strip of a portion of tax parcels 156, 166.01 and 166.02 on tax map 047, to PR (Planned Residential) at a density of up to 5 du/ac. This request will increase the width of the property along the E. Beaver Creek Dr. frontage from 200' to 250'.

Access will be provided to 47 of the 49 lots by a public street off of E. Beaver Creek Dr. Two of the lots will have access to Dry Gap Pike. A sidewalk will be provided on one side of the street within the subdivision. The sidewalk shall be installed at the time the street improvements are installed for the subdivision. Staff has recommended a condition that the applicant work with the Knox County Greenways Coordinator in establishing a greenway easement along Beaver Creek. The Beaver Creek Greenway is identified in the "Knoxville-Knox County Park, Recreation and Greenways Plan" adopted in December 2009.

Action: Approved

Meeting Date: 6/12/2014

Details of Action:

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Summary of Action:

APPROVE the Concept Plan subject to 8 conditions:

Date of Approval:

6/12/2014

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Chancery Court

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: