

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: 6-SA-16-C **Related File Number:** 6-B-16-UR
Application Filed: 4/21/2016 **Date of Revision:**
Applicant: RUFUS H. SMITH & CO.

PROPERTY INFORMATION

General Location: Northwest side of Ball Rd., East of Hatties Place Rd.
Other Parcel Info.:
Tax ID Number: 91 091 OTHER: 091ID027 **Jurisdiction:** County
Size of Tract: 21.4 acres
Accessibility: Access is via Ball Rd., a major collector street with 22' of pavement width within a large right-of-way that includes the parallel rail line; and Lucky Clover Ln., a local road with 26' of pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: This area is developed with agricultural, rural residential and low density residential uses under A, PR and RA zoning.
Proposed Use: Subdivision with detached houses **Density:** 4.1 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2222 Fitzgerald Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending
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: Hatties Place

No. of Lots Proposed: 87 No. of Lots Approved: 0

Variances Requested: 1) Reduce the right-of-way dedication on Ball Road from 30' to 25'.
2) Increase maximum intersection grade on Road B at Lucky Clover Lane from 3% to 3.32% and 3.96%.
3) Increase maximum intersection grade on Road C at Road B from 3% to 3.84%.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE variance 1 because site conditions and future road improvements restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard. DENY variances 2 and 3.

Staff Recomm. (Full): APPROVE the concept plan subject to 9 conditions:
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. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and 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. Providing a revised Traffic Impact Study subject to review and approval by the Knox County Department of Engineering and Public Works and Planning Commission Staff. The applicant shall be responsible for installing the street improvements recommended in the Study. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.
6. Provide a landscape screen with a minimum depth of 10 feet on the peripheral boundary of lots 107 – 111 and the common area. The landscape screen that consists of existing and new vegetation shall be consistent with a Type "C" landscape screen (see the attachment). A landscape screen plan shall be submitted to MPC staff for review and approval before any existing vegetation within the peripheral boundary is removed and before design plan approval. Undergrowth may be removed in this area.
7. Submitting a geotechnical analysis to Knox County Public Works and Engineering before design plan approval for lots 87, 88, and 89.
8. Placing a note on the final plat that all lots shall have access only to the internal street system.
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:

Action: Approved as Modified

Meeting Date: 6/9/2016

Details of Action: APPROVE the concept plan subject to 9 conditions:
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. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and shall be installed as development progresses (modified 6-9-16).
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Providing a revised Traffic Impact Study subject to review and approval by the Knox County Department of Engineering and Public Works and Planning Commission Staff. The applicant shall be responsible for installing the street improvements recommended in the Study. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.
6. Provide a landscape screen with a minimum depth of 10 feet on the peripheral boundary of lots 107

– 111 and the common area. The landscape screen that consists of existing and new vegetation shall be consistent with a Type "C" landscape screen (see the attachment). A landscape screen plan shall be submitted to MPC staff for review and approval before any existing vegetation within the peripheral boundary is removed and before design plan approval. Undergrowth may be removed in this area.
7. Submitting a geotechnical analysis to Knox County Public Works and Engineering before design plan approval for lots 87, 88, and 89.
8. Placing a note on the final plat that all lots shall have access only to the internal street system.
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.

Summary of Action: APPROVE variance 1 because site conditions and future road improvements restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard. DENY variances 2 and 3.

Date of Approval: 6/9/2016

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: