

# 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

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**File Number:** 6-SB-16-C                      **Related File Number:** 6-C-16-UR  
**Application Filed:** 4/21/2016              **Date of Revision:**  
**Applicant:** RUFUS H. SMITH, JR.

## PROPERTY INFORMATION

**General Location:** South side of W. Emory Rd., south end of Cate Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 66 131                      **Jurisdiction:** County  
**Size of Tract:** 14.58 acres  
**Accessibility:** Access is via W. Emory Rd., a major arterial street with a 22' pavement width within a 50' right-of-way (100' right-of-way required).

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:** North: Residences / A (Agricultural)  
South: Beaver Creek / F (Floodway)  
East: Residences and vacant land / A (Agricultural)  
West: Residences / A (Agricultural)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 4.18 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:** 5132 W Emory 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: Beaver View Farms

No. of Lots Proposed: 61                      No. of Lots Approved: 61

Variances Requested:

1. Horizontal curve variance on Beaver View Dr., at STA 0+62 to STA 1+39, from 250' to 100'.
2. Horizontal curve variance on Beaver View Dr., at STA 1+90 to STA 2+71, from 250' to 100'.
3. Horizontal curve variance on Beaver View Dr., at STA 9+43 to STA 11+00, from 250' to 100'.
4. Horizontal curve variance on Beaver View Dr., at STA 12+12 to STA 13+67, from 250' to 100'.
5. Horizontal curve variance on Beaver View Dr., at STA 17+60 to STA 19+19, from 250' to 100'.
6. Broken back curve tangent variance at STA 11+00 to STA 12+12, from 150' to 112'.
7. Intersection right-of-way radius variance at the southwest corner of the intersection of W. Emory Rd. and Beaver View Dr., from 25' to 0'.

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 1-7 because the site's topography and shape restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 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 shown on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Working with the Knox County Greenways Coordinator on establishing the 30' wide greenway easement that is identified on the concept plan.
6. Including the 20' wide access easement between the new street and the proposed greenway easement to allow for a future pedestrian connection to the greenway.
7. On the final plat, including the sight distance easements across Lots 44, 45, 52 and 54 on the inside of the horizontal curves identified on the concept plan.
8. Obtaining a street connection permit from the Tennessee Department of Transportation.
9. Placing a note on the final plat that all lots will have access only to the internal street system.
10. 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 a 14.48 acre tract located on the south side of W. Emory Rd. into 61 detached residential lots at a density of 4.18 du/ac. Access to the subdivision is from W. Emory Rd. and the new street will be in alignment with Cate Rd. that is located on the north side of W. Emory Rd.

The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on May 12, 2016. The Knox County Commission will consider the rezoning request on June 27, 2016.

The applicant is including a sidewalk on one side of the street with a 20' wide access easement to allow for a pedestrian connection to a future greenway along Beaver Creek. A 30' wide greenway easement has been identified along Beaver Creek.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along the eastern and western boundaries of the subdivision. A 35' peripheral setback will remain along W. Emory Rd.

and Beaver Creek. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts.

**Action:** Approved **Meeting Date:** 6/9/2016

- Details of Action:**
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**Summary of Action:** APPROVE variances 1-7 because the site's topography and shape restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions

**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:**