



Requested Plan Category:

### ***SUBDIVISION INFORMATION (where applicable)***

**Subdivision Name:** Greg Smith on Keller Bend Road

**Surveyor:** Batson, Himes, Norvell & Poe

**No. of Lots Proposed:** 20                      **No. of Lots Approved:** 0

**Variations Requested:**

1. Variance to allow more than five lots to be served by a Joint Permanent Easement (JPE) in an A (Agricultural) District.
2. Horizontal curve radius variance on Road "A" at station 0+50, from 250' to 55'.
3. Horizontal curve radius variance on Road "A" at station 2+75, from 250' to 100'.
4. Horizontal curve radius variance on Road "A" at station 5+00, from 250' to 100'.
5. Horizontal curve radius variance on Road "A" at station 6+50, from 250' to 80'.
6. Intersection grade variance on Road "A" at Keller Bend Rd., from 1% to 3%.
7. Vertical curve variance on Road A at station 0+80, from 225' to 135'.
8. Tangent length variance between curves at station 5+25, from 50' to 0'.

**S/D Name Change:**

### ***OTHER INFORMATION (where applicable)***

**Other Bus./Ord. Amend.:**

### ***MPC ACTION AND DISPOSITION***

**Planner In Charge:** TPB

**Staff Recomm. (Abbr.):** APPROVE variances 1 - 8 because of topography, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan for up to 20 lots for detached single-family dwellings within the A (Agricultural) district, subject to 14 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. On the final plat, show the 50' setback line from the hatched contours for any sinkholes as determined by the Tennessee Department of Environment and Conservation.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation and the Tennessee Valley Authority.
6. Certification on the final plat by the applicant's surveyor that there is 250 feet of sight distance in both directions along Keller Bend Rd.
7. Place a note on the final plat that all lots will have access only to the internal street system, except for the Mac Family Partnership lot which has an existing legal access strip to Keller Bend Rd.
8. As part of the final plat approval, record a line of sight easement across Lot 19 in order to provide the needed sight distance for the curve in Road A.
9. The Knox County Department of Engineering and Public Works will determine the locations for the guardrail once the road is graded.
10. Provide a detailed grading plan, at a minimum for Lots 6 and 7, that shows access drives and possible building sites.
11. On the final plat, show the building setback line for those lots that do not meet the lot width requirement at the minimum setback, pursuant to the Knox County Zoning Ordinance.
12. 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.
13. Meeting all applicable requirements of the Knox County Zoning Ordinance.
14. 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

With the conditions noted, the request meets all requirements for approval of a concept plan.

**Comments:** The applicant is proposing to subdivide this 27.34 acre tract into 20 single-family lots. One of the lots (Mac Family Partnership lot) will remain with the present owners. Access to the site is from Keller Bend Rd. The subdivision will be served by a 40' JPE with a 22' pavement width. A variance is required to allow a subdivision with more than five lots to be served by a JPE. Seven of the requested variances

are needed due to the steep access into the property from Keller Bend Rd. Before a final plat can be approved for this subdivision, the applicant's surveyor will have to certify that there is at least 250' of sight distance at the subdivision entrance, in both directions along Keller Bend Rd. Due to the steep slopes along the entrance road, guardrails are to be installed on both side of the entrance along Keller Bend Rd. and along sections of the road within the subdivision. The Knox County Department of Engineering and Public Works will determine the locations for the guardrail once the road is graded.

The minimum lot size in the A (Agricultural) District is one acre. Following the June 14, 2001 Planning Commission meeting, the applicant revised the concept plan so that all lots would have at least one acre of land area above the 813' contour which is the summer water level for the lake.

UPDATE: Staff has added two conditions under this corrected report. Due to the steep grade and narrow frontage for the lots at the cul-de-sac turnaround for Road "B" a detailed grading plan will be required at the Design Plan phase of the subdivision to determine how access will be addressed for the lots. At a minimum, the grading plan shall cover Lots 6 and 7. The applicant may need to consider a shared access for these lots. The second condition is a requirement that on the final plat, the applicant will identify the building setback line for those lots that do not meet the lot width requirement at the minimum setback. This will make potential purchasers of these lots aware of building placement limitations on the property.

**MPC Action:** Approved

**MPC Meeting Date:** 7/12/2001

**Details of MPC action:**

**Summary of MPC action:** APPROVE variances 1 - 8 because of topography, and the proposed variances will not create a traffic hazard.  
APPROVE the Concept Plan for up to 20 lots for detached single-family dwellings within the A (Agricultural) district, subject to 14 conditions.

**Date of MPC Approval:** 7/12/2001

**Date of Denial:**

**Postponements:** 6/14/01

**Date of Withdrawal:**

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

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**