



Requested Plan Category:

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

**Subdivision Name:** Cantrell Heights  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 145      **No. of Lots Approved:** 145  
**Variances Requested:**

1. Reduction of right-of-way corner radius at the intersection of Road A at Hill Rd., from 25' to 0'.
2. Horizontal curve variance on Road D at station 52+00, from 250' to 150'.
3. Horizontal curve variance on Road J at station 142+50, from 250' to 100'.
4. Horizontal curve variance on Road J at station 144+50, from 250' to 100'.
5. Vertical curve variance on Road A at station 10+80, from 225' to 135'.
6. Vertical curve variance on Road B at station 25+00, from 487.5' to 390'.
7. Vertical curve variance on Road B at station 27+50, from 112.5' to 100'.
8. Vertical curve variance on Road B at station 28+50, from 125' to 100'.
9. Maximum grade variance on Road G at station 98+00 to 101+75, from 12% to 13%.
10. Maximum grade variance on Road J at station 138+50 to 141+50, from 12% to 15%.
11. Broken back curve tangent variance on Road E between curve E-1 and E-2, from 150' to 33.06'.
12. Broken back curve tangent variance on Road J between curve J-2 and J-3 from 150' to 48.6'.

**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 1-12 because the site's topography and limited access restricts compliance with the Subdivision Regulations.  
APPROVE the concept plan subject to 9 conditions  
**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirement 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 (Ord. 91-1-102).
3. Provision of sight distance easements, to be reflected on the final plat, across Lots 64 and 65 as required by the Knox County Department of Engineering and Public Works.
4. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkhole (closed contour area) identified on the plat in the area of Lots 25, 114, 117 and 118. 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. Construction is not permitted within the hatched contour area of the sinkhole. Engineered footings may be required for any structures within the 50' sinkhole buffer.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the blue line stream and sinkhole.
7. Obtaining approval from the Tennessee Valley Authority (TVA), prior to final plat approval, for the location of the entrance road within their transmission line easement.
8. Meeting all requirements of the approved use on review development plan.
9. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

**Comments:** The applicant is proposing to divide this 68.26 acre site into 145 lots at a density of 2.12 du/ac. A portion of the property (approximately 43 acres) was rezoned to PR (Planned Residential) at a density of 1 - 3 du/ac in 2004. The Planning Commission considered a request for an additional 25 acres on April 14, 2005. The Planning Commission recommended approval of the request for the rezoning to PR (Planned Residential) at 1-3 du/ac. The rezoning request was approved by Knox County Commission on May 23, 2005.

A concept plan/use-on-review application was previously submitted for this site in April, 2004 (4-SE-04-C & 4-H-04-UR). That application was withdrawn due to a conflict between the proposed access and a

TVA powerline easement. The applicant is now working with TVA on a proposal that revises a portion of the easement allowing for the proposed entrance road down the centerline of the easement (see attached letter). Approval from TVA is still required.

There is a sinkhole/hatched contour area designated on the KGIS database in the area of proposed Lots 25, 114, 117 and 118. The sinkhole and 50' building setback from the top of the sinkhole (closed contour area) shall be designated on the final plat. All lots in the area of the sinkhole must have a suitable building area outside of the setback area. An option would be to have a geotechnical study conducted by a registered engineer that would identify 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.

**MPC Action:**

Approved

**MPC Meeting Date:** 6/9/2005

**Details of MPC action:**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
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**Summary of MPC action:**

APPROVE variances 1-12 because the site's topography and limited access restricts compliance with the Subdivision Regulations.

APPROVE the concept plan subject to 9 conditions

**Date of MPC Approval:**

6/9/2005

**Date of Denial:**

**Postponements:**

**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:**