

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 6-SC-17-C **Related File Number:** 6-K-17-UR
Application Filed: 4/24/2017 **Date of Revision:**
Applicant: MARSH-DON, LLC

PROPERTY INFORMATION

General Location: East side of N. Campbell Station Rd., southwest of El Rancho Trail
Other Parcel Info.:
Tax ID Number: 117 011 **Jurisdiction:** County
Size of Tract: 19.7 acres
Accessibility: Access is via N. Campbell Station Rd., a minor arterial street with a 19' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences - RA (Low Density Residential)
South: Vacant land and residences - RA (Low Density Residential) and A (Agricultural)
East: Residences and vacant land - A (Agricultural)
West: Vacant land and residences - RA (Low Density Residential)
Proposed Use: Detached Residential Subdivision **Density:** 1.37 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 1808 N Campbell Station 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: Brandywine at Pepper Ridge (FKA: N Campbell Station Road)

No. of Lots Proposed: 27 **No. of Lots Approved:** 27

Variances Requested:

1. Maximum street grade variance on Pepper Ridge Ln. between STA 10+70 and STA 12+20, from 12% to 13%.
2. Vertical curve variance on Pepper Ridge Ln. at STA 10+70, from 250' to 135'.

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 and 2 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 12 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 (Ord 91-1-102).
3. Installation of sidewalks as identified 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. Prior to obtaining a design plan approval for the subdivision, submitting a stream determination study to the Knox County Department of Engineering and Public Works for the blue line stream that is shown on the property. A revised concept plan will be required showing the required buffers if it is determined to be a stream.
5. During the design plan stage of the subdivision review provide a detailed grading plan for access and building sites, including driveway profiles, for Lots 13, 14, 22 and 23. Driveway grades shall not exceed 15%.
6. The boundary for the "Undisturbed Preservation Area" shall be clearly marked in the field prior to any site clearing or grading in order to identify the limits of disturbance and protect those preservation areas.
7. On the final plat, the "Undisturbed Preservation Area" shall be clearly identified and the deeds for Lots 13, 14, 22, 23 and the common area shall prohibit clearing and grading within those areas.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Certification on the final plat by the applicant's surveyor that sight distance meets or exceeds the requirements as stated in the Subdivision Regulations in both directions along Campbell Station Rd. at the subdivision entrance.
10. Prior to final plat approval, create a homeowners association that will be responsible for maintaining the common area and proposed stormwater control facilities.
11. Placing a note on the final plat that all lots shall have access only to the internal street system.
12. 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 requesting approval of a concept plan for a 27 lot subdivision on this 19.7 acre site that is located on the east side of N. Campbell Station Rd., southwest of El Rancho Trail. The proposed density for the subdivision is 1.37 du/ac.

The Planning Commission had recommended the rezoning of this property to PR (Planned Residential) at a density up to 2 du/ac on May 11, 2017 (5-B-17-RZ / 5-B-17-SP) The Knox County Commission will consider the request at their meeting on June 26, 2017.

A major portion of this sites is located within the Hillside Protection Area. Approximately 79% of the site has slopes that exceed a fifteen percent grade. The concept plan has been designed to locate the

street and majority of the lots on the northern portion of the site in the area that has grades less than 15%. The southern portion of the property with grades exceeding 40% has been identified on the plan as an "Undisturbed Preservation Area" This area includes approximately 7 acres which is approximately 35.5% of the property. While the majority of this area is located across four larger lots within the subdivision, conditions are recommended that would provide protective measures for this area.

The proposed grading plan for the subdivision will disturb approximately 8.4 acres (43%) of the site Based on the slope analysis that was prepared for the site, the Knoxville-Knox County Hillside and Ridgetop Protection Plan's land disturbance guidelines would allow a land disturbance area of approximately 8.27 acres.

The site is located within the parental responsibility zone for Hardin Valley Academy and the proposed Hardin Valley Middle School. Sidewalks will be provided on one side of the street serving the subdivision with a sidewalk along N. Campbell Station Rd from the east side of the street access to the northeast corner of the property.

Action: Approved **Meeting Date:** 6/8/2017

- Details of Action:**
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Summary of Action: APPROVE variances 1 and 2 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard. APPROVE the concept plan subject to 12 conditions

Date of Approval: 6/8/2017 **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: