

# 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  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 6-SD-03-C      **Related File Number:**  
**Application Filed:** 5/12/2003      **Date of Revision:**  
**Applicant:** JIM SULLIVAN  
**Owner:** RIVER MEADOWS, GP

## **PROPERTY INFORMATION**

**General Location:** South side of Mascot Rd., west side of Saylor's Ford Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 42 195.37      **Jurisdiction:** County  
**Size of Tract:** 47.36 acres  
**Accessibility:** Access is via Mascot Rd., a minor collector street with a 20' pavement width within a 40' right-of-way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Church, credit union and railroad / RA (Low Density Residential) & I (Industrial)  
South: Vacant land / I (Industrial)  
East: Residences / RA (Low Density Residential)  
West: Church, service business and vacant land / I (Industrial) & RA (Low Density Residential)  
**Proposed Use:** Detached single-family subdivision      **Density:** 2.2 du/ac  
**Sector Plan:** Northeast County      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** RA (Low Density Residential)  
**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:** River Meadows

**Surveyor:** Sullivan

**No. of Lots Proposed:** 104      **No. of Lots Approved:** 0

**Variations Requested:**

1. Intersection grade variance on Road B at the northern intersection with Road A, from 1% to 3%.
2. Intersection grade variance on Road B at the southern intersection with Road A, from 1% to 3%.
3. Intersection grade variance on Road C at the intersection with Road A, from 1% to 3%.
4. Intersection grade variance on Road D at the intersection with Road A, from 1% to 3%.
5. Vertical curve variance on Road C at station 2+40, from 205.25' to 170'.
6. Broken back curve variance on Road B at station 8+00. From 150' to 104'.
7. Corner radius variance on Road A at Mascot Rd. for the northwest corner, 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 restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE concept plan for 104 detached single-family lots 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 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 and obtaining all required permits from the Tennessee Dept. of Environment and Conservation for any alteration or drainage discharge into any sinkholes.
4. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
5. Installation of traffic calming devices on Road A as required by the Knox County Dept. of Engineering and Public Works.
6. Relocating the eastern driveway for Mascot Methodist Church, located on Mascot Rd. just west of the subdivision entrance, subject to approval of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Place a note on the final plat that all lots will have access only to the internal street system.
9. Obtaining approval from the applicable utility company for relocation of the telephone lines and providing documentation to MPC Staff prior to final plat approval that the line location and any associated easement across the subdivision allows buildable areas on all lots.
10. Showing the two sinkholes and the 50' building setback line on the final plat. The property lines for Lots 23 - 25 may have to be adjusted to allow for a building site on Lot 24.
11. Prior to final plat approval, working with the Knox County Greenways and Parks Coordinator to determine if a greenway easement would be required within the proposed subdivision to allow for a greenway connection between the proposed Eastbridge Park on Mascot Rd. and the Holston River.
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.

With the conditions noted, the request meets all requirements for approval of a Concept Plan.

**Comments:** The applicant is proposing to subdivide this 47.36 acre tract into 104 detached single-family lots at a density of 2.2 du/ac. Access to the proposed subdivision is via a Mascot Rd., a minor collector street. Access to all lots will be from the internal road system. The eastern driveway for Mascot Methodist Church, located on Mascot Rd. just west of the subdivision entrance, will have to be relocated with the construction of the entrance road for the subdivision. While there is approximately 500' of frontage on Saylor's Ford Rd., there will be no connection to the street since it is a dead-end street. The property which is zoned RA (Low Density Residential) has a minimum lot size requirement of 10,000 square feet when sewer is available.

With 104 proposed lots, a Traffic Impact Study was required for the subdivision. The submitted traffic study identified that turning movement volumes would be within Knox County's volume threshold and should have no adverse traffic impact on Mascot Rd. No public roadway improvements are warranted or recommended.

The Knox County Parks Plan identifies a proposed greenway along the eastern portion of this property. The proposed greenway would provide a connection between the proposed Eastbridge Park on Mascot Rd. and the Holston River. Staff is recommending a condition that the applicant work with the Knox County Greenways and Parks Coordinator to determine if a greenway easement would be required.

**MPC Action:**

Approved

**MPC Meeting Date:** 6/12/2003

**Details of MPC action:**

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3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation for any alteration or drainage discharge into any sinkholes.
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5. Installation of traffic calming devices on Road A as required by the Knox County Dept. of Engineering and Public Works.
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**Summary of MPC action:**

APPROVE variances 1 - 7 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.  
APPROVE concept plan for 104 detached single-family lots subject to 12 conditions

**Date of MPC Approval:**

6/12/2003

**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:**