# **CASE SUMMARY**

## **APPLICATION TYPE: SUBDIVISION**

#### CONCEPT PLAN

File Number: 6-SE-01-C Related File Number: 6-L-01-UR

**Application Filed:** 5/14/2001 **Date of Revision:** 

Applicant: SOUTHLAND GROUP, INC.

Owner: TIMBER OUTLETS INVESTMENT, LLC



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

#### PROPERTY INFORMATION

**General Location:** Southeast side of Ball Rd., southwest of Johnson Rd.

Other Parcel Info.:

Tax ID Number: 78 269 Jurisdiction: County

Size of Tract: 21.06 acres

Access is via Ball Rd., a major collector street with a 21' pavement width within a varying right-of-way of

45' - 65'.

#### **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Single-family residence and vacant land

Surrounding Land Use: North: A (Agricultural) / Vacant land and single-family residences

South: A (Agricultural) / Vacant land

East: A (Agricultural) / Single-family residences and vacant land West: A (Agricultural) / Single-family residence and vacant land

Proposed Use: Detached single-family subdivision Density: 2.7 du/ac

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Outside City Limits)

**Neighborhood Context:** 

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning: Requested Zoning:

Previous Requests: Extension of Zone:

History of Zoning:

# PLAN INFORMATION (where applicable)

1/31/2007 01:49 PM Page 1 of 3

**Current Plan Category:** 

**Requested Plan Category:** 

#### SUBDIVISION INFORMATION (where applicable)

Southland Group, Inc. on Ball Road **Subdivision Name:** 

Batson, Himes, Norvell & Poe Surveyor:

No. of Lots Proposed: 57 No. of Lots Approved: 0

1. Horizontal curve radius variance on Road "A" at station 1+75, from 250' to 200'. Variances Requested:

- Horizontal curve radius variance on Road "A" at station 4+50, from 250' to 175'.
- 3. Horizontal curve radius variance on Road "A" at station 7+50, from 250' to 175'.
- 4. Horizontal curve radius variance on Road "A" at station 9+25, from 250' to 125'.
- 5. Intersection grade variance on Road E at Road A, from 1% to 2%.
- 6. Right-of-way dedication variance from 35' to 25' from centerline of Ball Rd.

S/D Name Change:

### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

# MPC ACTION AND DISPOSITION

TPB Planner In Charge:

Staff Recomm. (Abbr.): APPROVE variances 1 - 6 because of topography, and the proposed variances will not create a traffic

hazard

APPROVE the Concept Plan subject to 8 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Staff Recomm. (Full):

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. A flood insurance study per Federal Emergency Management Agency (FEMA) Publication #37 must be approved by FEMA prior to the Knox County Department of Engineering and Public Works approving

the design plan. 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for alteration of the blueline stream on the property.

6. Place a note on the final plat that all lots will have access only to the internal street system.

7. Meeting all requirements of the approved use on review development plan.

8. 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 this 21.06 acre tract into 57 detached single-family residential lots at a density of 2.7 du/ac. The property which is zoned PR (Planned Residential) was approved by the County Commission on May 29, 2001 at a density of 1-3 du/ac. Access to the subdivision is proposed off of Ball Rd., a major collector street. The right-of-way dedication above 25' to centerline on Ball Rd, will not be needed due to the proposed alternate route paralleling Ball Rd, and Ball Camp Pike.

The Knox County Department of Engineering and Public Works is requiring the applicant to prepare a base flood elevation and floodway data study (as per FEMA Publication 37) for the area around Grassy Creek. This study must be approved by FEMA prior to design plan approval for the subdivision as proposed. It should be noted that Lots 1, 2, 15, 16, 17, 43 and 44 may have a high water table.

MPC Action: Approved as Modified MPC Meeting Date: 6/14/2001

Details of MPC action: 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. (Modified by MPC) A flood insurance study per Federal Emergency Management Agency (FEMA) Publication #37 must be approved by Knox County Department of Engineering and Public Works prior to the County approving the design plan.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public

1/31/2007 01:49 PM Page 2 of 3 Works.

- 5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for alteration of the blueline stream on the property.
- 6. Place a note on the final plat that all lots will have access only to the internal street system.
- 7. Meeting all requirements of the approved use on review development plan.
- 8. 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.

Summary of MPC action: APPROVE variances 1 - 6 because of topography, and the proposed variances will not create a traffic

hazard

APPROVE the Concept Plan subject to 8 conditions

Date of MPC Approval: 6/14/2001 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:

1/31/2007 01:49 PM Page 3 of 3