

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 6-SG-01-C                      **Related File Number:** 6-S-01-UR  
**Application Filed:** 5/14/2001              **Date of Revision:**  
**Applicant:** EDWARD SANCHEZ  
**Owner:** EDWARD SANCHEZ

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

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### PROPERTY INFORMATION

**General Location:** Western end of Applecross Rd., north of E. Emory Rd., east of Tazewell Pike.  
**Other Parcel Info.:**  
**Tax ID Number:** 21 100.01                      **Jurisdiction:** County  
**Size of Tract:** 20.78 acres  
**Accessibility:** Access is via Applecross Rd. and Preston View Dr., local access streets within Unit 1 of Scotch Meadows Subdivision.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: A (Agricultural) / Gibbs Middle & High School  
South: PR (Planned Residential) / Scotch Meadows Subdivision, Unit 1 & single-family residence  
East: PR (Planned Residential) / Scotch Meadows Subdivision, Unit 1  
West: A (Agricultural) / Residences  
**Proposed Use:** Detached single-family subdivision                      **Density:** 3.37 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:** PR (Planned 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: Scotch Meadows, Unit 2

Surveyor: LeMay & Associates

No. of Lots Proposed: 70                      No. of Lots Approved: 0

Variations Requested:

1. Horizontal curve variance on Applecross Rd. at station 13+00, from 250' to 150'.
2. Horizontal curve variance on Applecross Rd. at station 20+50, from 250' to 150'.
3. Horizontal curve variance on Applecross Rd. at station 25+50, from 250' to 175'.
4. Vertical curve variance on Applecross Rd. at station 29+00, from 225' to 140'.
5. Cul-de-sac transition radius on Cherry Tree Ln., from 75' to 25'.
6. Cul-de-sac transition radius on Stables Ln., from 75' to 25'.

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 - 6 because of topography, and the proposed variances will not create a traffic hazard

APPROVE the Concept Plan subject to 9 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. Constructing the detention basin in the area of Lots 9 and 10 prior to any other site grading.
4. Providing a sidewalk, meeting Knox County Department of Engineering and Public Works design standards, at a minimum, along one side of both Applecross Rd. and Preston View Dr.
5. Obtaining approval from the High School for the pedestrian access connection between the subdivision and school prior to obtaining Design Plan approval.
6. Removing the vegetation to the east of the entrance for Scotch Meadow Subdivision (intersection of Findhorne Blvd. And E. Emory Rd.) in order to improve the sight distance to the east along E. Emory Rd.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all requirements of the approved use on review development plan.
9. 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 the subdivision of this 20.78 acre tract into 70 detached single-family lots with access from Applecross Rd. and Preston View Dr., existing local access streets within Unit 1 of Scotch Meadows Subdivision. Subdivision access for Unit 1 is from E. Emory Rd. The first unit of Scotch Meadows was approved in 1993. The proposed density for the second unit of the subdivision is 3.37 du/ac. The maximum density allowed under the PR Zoning is 3.6 du/ac.

Since this property adjoins the property of Gibbs High School and is also within the Parental Responsibility Zone, Staff has requested that the applicant contact the principal of the High School about providing a pedestrian access between the Subdivision and the High School. The location of the pedestrian access easement may change as a result of that contact. Sidewalks are being required. Due to downstream drainage problems, the applicant will be required to construct the detention basin in the area of Lots 9 and 10 prior to any other site grading.

The Traffic Impact Study prepared for this development included two recommendations. The first recommendation involved the trimming and removal of vegetation to the east of the entrance for Scotch Meadows Subdivision. This vegetation removal will improve the sight distance to the east along E. Emory Rd. The second recommendation was that the intersection of E. Emory Rd. and Tazewell Pike be signalized. The Knox County Department of Engineering and Public Works is working with the Tennessee Department of Transportation on future plans for that improvement.

**MPC Action:** Approved

**MPC Meeting Date:** 8/9/2001

- Details of MPC action:**
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**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 9 conditions

**Date of MPC Approval:** 8/9/2001

**Date of Denial:**

**Postponements:** 6/14/01-7/12/01

**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:**