

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 6-SG-03-C **Related File Number:** 6-K-03-UR
Application Filed: 5/12/2003 **Date of Revision:**
Applicant: EAGLE BEND REALTY
Owner: EAGLE BEND REALTY

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
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PROPERTY INFORMATION

General Location: North side of Woody Dr., west side of Canton Hollow Rd.
Other Parcel Info.:
Tax ID Number: 143 032 **Jurisdiction:** County
Size of Tract: 30.48 acres
Accessibility: Access is via Woody Dr., a minor collector street with a 19' pavement width within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / Town of Farragut and A (Agricultural)
South: Residences / PR (Planned Residential) and A (Agricultural)
East: Residences / A (Agricultural)
West: Residences / PR (Planned Residential) and RA (Low Density Residential)
Proposed Use: Detached single-family subdivision **Density:** 2.1 du/ac
Sector Plan: Southwest 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) 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: Biltmore Forest

Surveyor: Sullivan

No. of Lots Proposed: 64 **No. of Lots Approved:** 0

Variances Requested:

1. Vertical curve variance on Road A at station 0+60, from 195' to 90'.
2. Intersection grade variance on Road B on both side of its intersection with Road A shall not exceed 3%.
3. Reduction in the standard utility and drainage easement for the side yards of Lots 40 - 62 from 5' to 0' when the sideyard setback is reduced below 5'.

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 - 3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 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. Conducting compaction testing in all fill areas associated with street construction and building sites per the requirements of the Knox County Department of Engineering and Public Works.
4. Installation of traffic calming devices on Road D as required by the Knox County Dept. 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 and piping of the blueline stream.
6. Providing either an increased pavement radius for the cul-de-sacs or a pull-off area to facilitate school bus pick-up subject to approval of the School District's Transportation Department and 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. Certification on the final plat by the applicant's surveyor that there is 300' of sight distance in both directions along Woody Dr. at the subdivision entrance pursuant to the requirements of the Minimum Subdivision Regulations.
9. Placing a note on the final plat that all lots will have access only to the internal street system.
10. Meeting all requirements of the approved Use-on-Review development plan.
11. 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 30.48 acre tract into 64 detached single-family lots at a density of 2.1 du/ac. The Planning Commission on May 8, 2003 had recommended approval of the rezoning of this property to PR (Planned Residential) at a density of 1 - 3 du/ac. Knox County Commission will consider the rezoning request on June 23, 2003.

The northern portion of the property which is designated on the Southwest Sector Plan as a slope protection area is shown on the concept plan as future development. The applicant has been negotiating the possible transfer of that area to an adjoining property owner to be retained as a natural buffer. Of the 64 lots, 23 lots (south side of Road D) will allow for a zero setback along one of the side lot lines to permit a patio home design.

The applicant's proposal includes the construction of a detention basin at the southeast corner of the property near the intersection of Woody Dr., and Canton Hollow Rd. along the blueline steam. The stream will be piped from the detention basin to the east approximately 1000' where it will enter a second detention basin before crossing under Woody Dr. This proposal is subject to approval by the Tennessee Department of Environment and Conservation and the Knox County Department of

Engineering and Public Works.

MPC Action:

Approved

MPC Meeting Date: 6/12/2003

Details of MPC action:

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Summary of MPC action:

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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: