

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 6-SH-01-C **Related File Number:** 6-U-01-UR
Application Filed: 5/14/2001 **Date of Revision:**
Applicant: WILLIAM J. FARNHAM
Owner: WILLIAM J. FARNHAM

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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F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: West side of Maloneyville Rd., north of Washington Pike.
Other Parcel Info.:
Tax ID Number: 40 126 **Jurisdiction:** County
Size of Tract: 28 acres
Accessibility: Access is via Maloneyville Rd., a minor collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: A (Agricultural) / Vacant land and Knox County Penal Farm
South: A (Agricultural) / Vacant land and rural residential
East: A (Agricultural) / Rural residential and vacant land
West: A (Agricultural) / Vacant land and rural residential
Proposed Use: Detached single-family subdivision **Density:** 3.96 du/ac
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Rural 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: Amberwood (Formerly Grove Park)

Surveyor: LeMay & Associates

No. of Lots Proposed: 88 No. of Lots Approved: 0

- Variances Requested:
1. Horizontal curve variance on Road A at station 6+50, from 250' to 100'.
 2. Horizontal curve variance on Road A at station 12+00, from 250' to 100'.
 3. Horizontal curve variance on Road C at station 3+00, from 250' to 100'.
 4. Vertical curve variance on Road C at station 9+83, from 157.5' to 150'.
 5. Intersection grade variance on Road A at Road C, from 1% to 2%.
 6. Intersection grade variance on Road E at Maloneyville Rd., from 1% to 2%.
 7. Intersection grade variance on Road E at Road C, from 1% to 3%.
 8. Intersection grade variance on Road D at Road A, from 1% to 2%.
 9. Reverse curve tangent length variance on Road D at station 3+00 from 50' to 30.88'.
 10. Broken back curve variance on Road D at station 1+75, from 150' to 37.71'.

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 1-10 because of topography, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 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. Drainage retention being designed pursuant to Knox County's sinkhole policy.
 4. On the final plat, identify sight distance easements across Lots 56, 79 and 89.
 5. Certification on the final plat by the applicant's surveyor that there is the required sight distance in both directions along Maloneyville Rd.
 6. Place a note on the final plat that all lots will have access only to the internal street system.
 7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the blue line stream.
 9. Meeting all requirements of the approved Use-on-Review development plan.
 10. 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 28 acre tract into 88 detached single-family lots with access from Maloneyville Rd., a minor collector street. The proposed density for the subdivision is 3.14 du/ac. This is a reduction from the 113 lots that were originally proposed for the site at a density of 3.96 du/ac. The site is just south of the Knox County Penal Farm. The drainage design for the subdivision will have to include drainage retention in compliance with the County's sinkhole policy since a large sinkhole is located just downstream from the development.

A Traffic Impact Study was submitted for this project. The study identified the need to improve Washington Pike with a left turn lane at its intersection with Maloneyville Rd. The Knox County Department of Engineering and Public Works has identified that improvement as part of a future road project and is not requiring the applicant for this project to be responsible for the improvement.

MPC Action: Approved

MPC Meeting Date: 9/13/2001

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County

Health Department.

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Summary of MPC action: APPROVE variances 1-10 because of topography, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

Date of MPC Approval: 9/13/2001 **Date of Denial:** **Postponements:** 6/14/01-8/9/01

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: