

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

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File Number: 7-SA-10-C **Related File Number:** 7-C-10-UR
Application Filed: 5/24/2010 **Date of Revision:**
Applicant: SOUTHLAND GROUP, INC.

PROPERTY INFORMATION

General Location: Northwest side of Maloney Rd., west side of Belt Rd., and south side of Smallwood Dr.
Other Parcel Info.:
Tax ID Number: 135 B B 035.01 AND 033.01 **Jurisdiction:** County
Size of Tract: 12.37 acres
Accessibility: Access is via Maloney Rd., a major collector street with an 18' pavement width within a 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / RA (Low Density Residential)
South: Vacant land / RAE (Exclusive Residential)
East: Residences / RA (Low Density Residential) & RB (General Residential)
West: Residences / RA (Low Density Residential)
Proposed Use: Detached Residential Subdivision **Density:** 3.31 du/ac
Sector Plan: South 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)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Castle Pines Subdivision
No. of Lots Proposed: 41 **No. of Lots Approved:** 41
Variations Requested:
1. Roadway grade variance from 12% to 14.74%, STA 1+30 to STA 4+35.
2. Vertical curve variance from 297.5' to 180', at STA 1+35 (Castle Pines Ln.)
3. Horizontal curve variance on Castle Pines Ln. at STA 0+50, from 250' to 100'.
4. Horizontal curve variance on Castle Pines Ln. at STA 4+16, from 250' to 225'.
5. Horizontal curve variance on Castle Pines Ln. at STA 8+50, from 250' to 150'.
6. Intersection spacing variance on Maloney Rd. between Castle Pines Ln. and Belt Rd. from 300' to 217'.
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 - 6 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 4 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Certification on the final plat by the applicant's surveyor that there is at least 300 feet of sight distance in both directions along Maloney Rd. at the subdivision entrance.

Comments: The applicant has submitted a revised concept plan for Castle Pines Subdivision that is changing the subdivision from attached residential lots to detached residential lots. There is no change in the number of proposed lots. The previous approval included a total of 43 lots on 20.28 acres at a density of 2.12 du/ac. A final plat was recorded in 2008 that created two lots for the existing residences on the site leaving 12.37 acres for the remainder of the subdivision. This proposal for 41 detached residential lots on the remaining 12.37 acres comes out to a site specific density of 3.31 du/ac.

Action: Approved **Meeting Date:** 7/8/2010

Details of 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Certification on the final plat by the applicant's surveyor that there is at least 300 feet of sight distance in both directions along Maloney Rd. at the subdivision entrance.

Summary of Action: APPROVE variances 1 - 6 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 4 conditions:

Date of Approval: 7/8/2010 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: