

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 7-SB-01-C **Related File Number:** 7-C-01-UR
Application Filed: 6/11/2001 **Date of Revision:**
Applicant: RANDY NICELY
Owner: RANDY NICELY

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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400 Main Street
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PROPERTY INFORMATION

General Location: Southeast side of Stair Dr., southeast side of Maloneyville Rd.
Other Parcel Info.:
Tax ID Number: 30 80.01 & 80.07 - 80.15 **Jurisdiction:** County
Size of Tract: 90 acres
Accessibility: Access is via Maloneyville Rd., a collector street with a pavement width of 18' within a 40' right-of-way and Stair Dr., a local street with a pavement width of 15' to 16' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 1 single family dwelling and vacant
Surrounding Land Use: Property in the area is zoned A agricultural and PR residential with some CA commercial zoning in vicinity of Tazewell Pk. Development consists of single family dwellings mostly on large tracts of land. Recent developments have included suburban density subdivisions. Convenience shopping is available on Tazewell Pk.
Proposed Use: Detached single family subdivision **Density:** 2 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: Christian Springs

Surveyor: Gore

No. of Lots Proposed: 180 No. of Lots Approved: 0

Variances Requested: 1. Horizontal curve variance from 250' to 100' at sta. 35+00 and 42+00 of Road A
2. Vertical curve variance on Road F at sta 1+35 from 350' to 275'
3. Grade at intersection from 1% to 2% at all intersections

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE variances 1-3 because of topography, 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 requirement of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Provision of 75' transition radii in each cul-de-sac and 25' corner property and pavement radii.
4. Widening Stair Dr. from the entrance to the subdivision to Maloneyville Rd. to a standard acceptable to the Knox County Department of Engineering and Public Works, but not less than 18'. Plans for the road widening are to be submitted at the time that application is made for a grading permit. Stair Dr. should be improved prior to any occupancy permit being issued for the development.
5. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC).
6. Prior to final plat approval, the applicant's surveyor must certify 400' of sight distance in each direction at the Maloneyville Rd. Entrance to this development.
7. Provide on the final plat a sight distance easement across lots 145, 171 & 159.
8. Improve Maloneyville Rd. per the requirements of the Knox County Dept. of Engineering and Public Works to improve the sight distance at the intersection of Road A.
9. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
10. Meeting all requirements of the approved use on review development plan.
11. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC Staff.

Comments:

The applicant is proposing a 180 lot subdivision on Maloneyville Rd off of Tazewll Pk. As part of developing this subdivision, the applicant will have to lower Maloneyville Rd. in order to obtain the necessary sight distance at the entrance. In addition widening of Stair Dr. to a width of 20' is being required. At present Stair Dr. is only 15' wide and will not support the traffic volumes that are expected to be generated by this development. The section that the applicant will widen is between the subdivision entrance on Stair Dr. and Maloneyville Rd. The intersection of Maloneyville Rd. and Stair Dr. may be adjusted as part of this project.

The site is traversed by three streams and has a high water table. The staff has requested the applicant seek expert advice regarding the development of this site considering the soil moisture characteristics of this site. The Knox County engineer has advised the applicant that a specialist in hydro science will have to identify a suitable building site for each lot in the high water table area as part of the design plan. If a suitable building site can not be found on each lot, those unsuitable lots will be lost.

Due to the number of lots proposed in this subdivision, staff requested that land be devoted to common open space and recreation. Staff suggested that an area around an existing pond on the site be reserved for common use. The plan shows that area and one other area is being set aside for common use by the residents. A detailed plan needs to be submitted to MPC staff showing the proposed

recreational improvements. Subdivisions of this size generate a demand for recreational uses. The PR Zone allows MPC to insure this demand is being addressed.

MPC Action:

Approved

MPC Meeting Date: 8/9/2001

Details of MPC action:

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7. Provide on the final plat a sight distance easement across lots 145, 171 & 159.
8. Improve Maloneyville Rd. per the requirements of the Knox County Dept. of Engineering and Public Works to improve the sight distance at the intersection of Road A.
9. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
10. Meeting all requirements of the approved use on review development plan.
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Summary of MPC action:

APPROVE variances 1-3 because of topography, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions

Date of MPC Approval:

8/9/2001

Date of Denial:

Postponements: 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: