

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 7-SB-08-C **Related File Number:** 7-B-08-UR
Application Filed: 6/2/2008 **Date of Revision:**
Applicant: DAMON A. FALCONNIER

PROPERTY INFORMATION

General Location: East side of Kelly Ln., south of Kodak Rd.
Other Parcel Info.:
Tax ID Number: 99 100 & 101 **Jurisdiction:** County
Size of Tract: 24.05 acres
Accessibility: Access is via Kelly Ln., a local street with a 14-15' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: This property is located in an area that is predominantly agricultural. Development consists of the River Islands Golf Course and residential subdivision to the west, residences on large agricultural lots, and the Seven Islands Wildlife Refuge to the south.
Proposed Use: Residential subdivision **Density:** 1.34
Sector Plan: East 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: Twilight at River Island

No. of Lots Proposed: 18 No. of Lots Approved: 0

Variations Requested:

1. Horizontal curve variance along Twilight Bend Way from 250' to 150', STA 5+83.30 to STA 8+43.81.
2. Horizontal curve variance along Twilight Bend Way from 250' to 150', STA 10+69.82 to STA 13+12.42.
3. Vertical curve variance along Twilight Bend Way from 180' to 120', STA 0+89.09.
4. Vertical curve variance along Twilight Bend Way from 450' to 360', STA 12+15.17.
5. Roadway grade variance from 12% to 15%, STA 1+50 to 3+50.
6. Roadway grade variance from 12% to 15%, STA 8+00 to 12+00.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz

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 the following 12 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements 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. Widening Kelly Ln. along the frontage of the subject property to 20' and dedicating 25' of right-of-way from the centerline of Kelly Ln.
4. If it is determined that there is sufficient right-of-way - (this includes both sides of Kelly Ln.) - between the subject property and Kodak Rd., the applicant will be required to widen Kelly Ln. from the proposed entrance up to Kodak Rd.
5. Place a note on the design plan that intersection grades of 3% or less as shown on the plan have been approved by the Knox County Dept. of Engineering and Public Works.
6. Place a note on the final plat that access to the proposed lots will be via the internal street system only.
7. Dedicating sight distance easements on lots 15 and 16 as per requirements of the Knox County Dept. of Engineering and Public Works.
8. Typical section on the road profile will require "D" Mix and 8" extruded curb as per requirements of the Knox County Dept. of Engineering and Public Works.
9. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
10. Obtaining an offsite drainage easement from the adjoining property owner to the southeast or providing a retention basin instead of a detention basin.
11. Meeting all applicable requirements of the Knox County Fire Marshall's Office.
12. 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 requesting approval of an 18 lot residential subdivision on this 24.05 acre site at a density of 1.34 du/ac. These two tracts were originally included in the concept plan for the River Island Subdivision. Since that time, the applicant has decided to develop this 24.05 tract separately.

Access to the site is off Kelly Ln., which currently has a pavement width of 14'. According to KGIS, the existing right-of-way width of Kelly Ln. is approximately 40' from the proposed property up to Kodak Rd. The applicant will be required to determine whether or not 40' of right-of-way or any additional right-of-way is in fact available for improvements. If it is determined that there is sufficient right-of-way along either sides of Kelly Ln., the applicant will be required to improve Kelly Ln. to 20' from the proposed entrance up to Kodak Rd. If it is determined that there is not sufficient right-of-way to make improvements from the proposed entrance up to Kodak Rd., the applicant will only be responsible for improvements along the full frontage of the subject property.

MPC Action: Approved

MPC Meeting Date: 8/14/2008

Details of MPC action:

1. Meeting all applicable requirements 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. Widening Kelly Ln. along the frontage of the subject property to 20' and dedicating 25' of right-of-way from the centerline of Kelly Ln.

4. If it is determined that there is sufficient right-of-way - (this includes both sides of Kelly Ln.) - between the subject property and Kodak Rd., the applicant will be required to widen Kelly Ln. from the proposed entrance up to Kodak Rd.

5. Place a note on the design plan that intersection grades of 3% or less as shown on the plan have been approved by the Knox County Dept. of Engineering and Public Works.

6. Place a note on the final plat that access to the proposed lots will be via the internal street system only.

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9. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.

10. Obtaining an offsite drainage easement from the adjoining property owner to the southeast or providing a retention basin instead of a detention basin.

11. Meeting all applicable requirements of the Knox County Fire Marshall's Office.

12. 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.

Summary of MPC 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 the following 12 conditions:

Date of MPC Approval: 8/14/2008 **Date of Denial:** **Postponements:** 7/10/2008

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: