

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-SD-07-C **Related File Number:** 7-F-07-UR
Application Filed: 6/4/2007 **Date of Revision:**
Applicant: BUTLER BROTHERS EXCAVATING, INC.

PROPERTY INFORMATION

General Location: Northeast side of Bell Campground Rd., northwest of Oak Terrace Ln.
Other Parcel Info.:
Tax ID Number: 56 35, 36, 37 & 38 **Jurisdiction:** County
Size of Tract: 5.4 acres
Accessibility: Access is via Bell Campground Rd., a minor collector street with a 17' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / A (Agricultural)
South: Residences / A (Agricultural)
East: Residences / PR (Planned Residential)
West: Residences / RA (Low Density Residential) & A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:** 1.48 du/ac
Sector Plan: North 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)
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: Bell Place, Unit 4

No. of Lots Proposed: 8 No. of Lots Approved: 8

Variances Requested: 1. Vertical curve variance on JPE #1 at STA 1+25, from 300' to 200'.
2. Vertical curve variance on JPE #2 at STA 0+70, from 175' to 105'.
3. Vertical curve variance on JPE #2 at STA 3+00, from 280' to 175'.

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 7 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. On-site detention will be required as part of design plan review and approval.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Bell Campground Rd. for the two proposed Joint Permanent Easements. The required sight distance must be field verified and approved by the Knox County Department of Engineering and Public Works.
6. All lots shall meet the required setbacks as designated on the concept plan and shall be provided with a useable rear yard with a depth of at least 10' from the rear of the building to the graded 2:1 slope.
7. 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 another revision to the area of Bell Place subdivision that fronts along Bell Campground Road. The last revision was approved by the Planning Commission on October 11, 2001 for six lots fronting along Bell Campground Road with each lot having direct access to the road. Due to sight distance issues, the lots could not be developed as submitted. This revised concept plan includes eight lots with access being provided by two Joint Permanent Easements (JPE). Staff has recommended a condition that 300' of sight distance be certified for the two JPE's with field verification by the surveyor and approval by the Knox County Department of Engineering and Public Works.

With the use of the JPE's for access and with the steep slopes on the property, the applicant has created three lots that will have graded rear yards with a slope of 2:1. For those lots, Staff is recommending a condition that each lot have a useable rear yard with a depth of at least 10' before the 2:1 slope. With the required setbacks and useable rear yard, the depth of the building site is only 30'. While not faced with the steep slope issue, Lot 117 is a shallow lot and has a building site depth of only 30' after application of the required setbacks.

MPC Action: Approved

MPC Meeting Date: 7/12/2007

Details of MPC 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. On-site detention will be required as part of design plan review and approval.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Bell Campground Rd. for the two proposed Joint Permanent Easements. The required sight distance must be field verified and approved by the Knox County Department of Engineering and Public Works.
6. All lots shall meet the required setbacks as designated on the concept plan and shall be provided with a useable rear yard with a depth of at least 10' from the rear of the building to the graded 2:1 slope.
7. 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.

Summary of MPC action: 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 7 conditions:

Date of MPC Approval: 7/12/2007 **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:	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:		