

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 7-SE-04-C **Related File Number:** 7-H-04-UR
Application Filed: 6/7/2004 **Date of Revision:**
Applicant: ROBERT TROUTMAN
Owner: ROBERT TROUTMAN

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
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southeast side of E. Dick Ford Ln., south of Anderson Dr.
Other Parcel Info.:
Tax ID Number: 124 141, PART OF 140 & 140.02 **Jurisdiction:** County
Size of Tract: 10.51 acres
Accessibility: Access is via E. Dick Ford Ln., a local street with a 16'-17' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences and vacant land / RB (General Residential)
South: Vacant land and residences / A (Agricultural)
East: Vacant land / RB (General Residential) & A (Agricultural)
West: Residences / CA (General Business)
Proposed Use: Detached single-family subdivision **Density:** 3.04 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: Troutman on Dick Ford Lane
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 32 **No. of Lots Approved:** 32
Variances Requested: 1. Vertical curve variance on Road B at station 2+00, from 175' to 105'.
2. Vertical curve variance on Road B at station 3+75, from 225' to 135'.
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 & 2 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 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. Paving E. Dick Ford Ln. to a pavement width of 20', from the entrance road for the proposed subdivision west to Little Switzerland Rd., to standards acceptable to the Knox County Department of Engineering and Public Works. This work must be completed prior to any building permits being issued for the subdivision.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Placing the following note on the final plat: This property is located within the path of the Tennessee Department of Transportation's current plans for the extension of James White Parkway from Moody Ave. to Chapman Hwy. and if the project is built as presently designed, the road project will impact all lots within the subdivision. (This condition may be revised by MPC Staff if the results of the special task force are released and approved prior to the certification of the plat for recording.)
6. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along E. Dick Ford Ln.
7. As a part of the final plat approval and certification, record a line of sight easement across Lots 3-5 in order to provide the needed sight distance for the curve in E. Dick Ford Ln.
8. Placing a note on the final plat that all lots will have access only to the internal street system.
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 to develop a 32 lot detached single-family subdivision on a 10.51 acre tract at a density of 3.04 du/ac. The applicant's request for a rezoning from RB (General Residential) and A (Agricultural) to PR (Planned Residential) at a density of 1-4.5 du/ac was recommended for approval by the Planning Commission on May 13, 2004. The rezoning request was approved by County Commission on June 28, 2004.

E. Dick Ford Ln. has recently been repaved at a width of 16' to 17' from the entrance back to Little Switzerland Rd. by Knox County. The road narrows down to a pavement width of only 12' at the eastern end of the subdivision. As identified in the rezoning report, the applicant will be required to widen E. Dick Ford Ln. from the entrance road for the proposed subdivision west to Little Switzerland Rd. The roadway must be paved to a width of at least 20'. Design plans for the widening project must be submitted to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision. Since this road improvement will provide a safe access to Chapman Hwy., E. Dick Ford Ln. will not have to be repaved to the east.

This site is located within the path of Tennessee Department of Transportation's current plans for the extension of James White Parkway from Moody Ave. to Chapman Hwy. Detailed plans have been prepared by the State for this road project. The Tennessee Department of Transportation has put a

temporary freeze on this project while a special task force looks at alternatives for this project (which includes an alternative route that would not impact this property). If the project is built as presently designed by the State, the road project will impact all lots within the subdivision.

MPC Action:

Approved

MPC Meeting Date: 7/8/2004

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:

Extended 2 years until July2008
APPROVE variances 1 & 2 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 10 conditions:

Date of MPC Approval:

7/8/2004

Date of Denial:

Postponements:

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: