

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 7-SF-02-C                      **Related File Number:** 7-L-02-UR  
**Application Filed:** 6/10/2002              **Date of Revision:**  
**Applicant:** R. W. GRAF, INC.  
**Owner:** R.W. GRAF

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

### PROPERTY INFORMATION

**General Location:** Northeast terminus of Broken Creek Ln., north of Tipton Station Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 148 92 & 148BC004                      **Jurisdiction:** County  
**Size of Tract:** 22.4 acres  
**Accessibility:** Access is via Broken Creek Ln., a local street with a 26' pavement width within a 50' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Residence and vacant land / A (Agricultural)  
South: Unit 1 of the Subdivision and residences / PR (Planned Residential) and A (Agricultural)  
East: Vacant land and agriculture / RB (General Residential) and CA (General Business)  
West: Unit 1 of the Subdivision / PR (Planned Residential)  
**Proposed Use:** Detached single-family subdivision                      **Density:** 2.41 du/ac  
**Sector Plan:** South 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:** Twin Creek, Unit 2  
**Surveyor:** Batson, Himes, Norvell & Poe  
**No. of Lots Proposed:** 54      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Intersection grade variance, Road B at Broken Creek Ln., from 1% to 2%.  
2. Horizontal curve variance at station 5+75 on Broken Creek Ln., from 250' to 100'.  
3. Horizontal curve variance at station 11+25 on Broken Creek Ln., from 250' to 100'.  
**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 9 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. Prior to obtaining Design Plan approval and commencing any grading on this site, provide written confirmation from East Tennessee Natural Gas Company that they have reviewed and approved the grading and street design plans for this project.  
4. Providing 5' wide sidewalks on one side of Broken Creek Ln. for the entire length of the road starting at Tipton Station Rd. (through both Units 1 and 2) and for one side of the entire length of Road "A".  
5. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works.  
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
7. Recording a line of sight easement across Lot 29 and 51 in order to provide the needed sight distance for the curves in Broken Creek Ln.  
8. Meeting all requirements of the approved use on review development plan.  
9. 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 Unit 2 of Twin Creek Subdivision as 54 detached single-family lots at a density of 2.41 DU/AC. The property is zoned PR (Planned Residential) and is approved at a density of 1-3 DU/AC. Access to the property is via Broken Creek Ln. which ties into Tipton Station Rd.

An underground gas pipeline crosses this site in an east / west direction. There is a proposed multi-state gas line project (Patriot Project) that includes the gas line that crosses this site. A new 24" gas line will be installed. Initial review of the project indicates that an additional 50' construction easement may be needed adjoining the existing 50' permanent easement. For reasons of safety, grading of this site must not begin until the East Tennessee Natural Gas Company has reviewed and approved the grading and street design plans for this project. The Knox County Department of Engineering and Public Works and MPC staff will not grant final approval of the Design Plan until we are provided with a written approval of the plan by the East Tennessee Natural Gas Company.

This subdivision is within the Parental Responsibility Zone so sidewalks must be provided meeting the requirements of the Knox County Department of Engineering and Public Works. Unit 1 of the Subdivision does not include sidewalks. The applicant has agreed to providing 5' wide sidewalks on one side of Broken Creek Ln. for the entire length of the road starting at Tipton Station Rd. (through both Units 1 and 2) and for one side of the entire length of Road "A". A sidewalk will not be required along Road "B".

**MPC Action:** Approved      **MPC Meeting Date:** 7/11/2002

**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. Prior to obtaining Design Plan approval and commencing any grading on this site, provide written confirmation from East Tennessee Natural Gas Company that they have reviewed and approved the grading and street design plans for this project.

4. Providing 5' wide sidewalks on one side of Broken Creek Ln. for the entire length of the road starting at Tipton Station Rd. (through both Units 1 and 2) and for one side of the entire length of Road "A".

5. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works.

6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

7. Recording a line of sight easement across Lot 29 and 51 in order to provide the needed sight distance for the curves in Broken Creek Ln.

8. Meeting all requirements of the approved use on review development plan.

9. 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 9 conditions.

**Date of MPC Approval:** 7/11/2002

**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:**