

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

### CONCEPT PLAN

**File Number:** 7-SF-18-C **Related File Number:** 7-K-18-UR  
**Application Filed:** 5/29/2018 **Date of Revision:**  
**Applicant:** BRYAN PETETT

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:** Northwest side of McCloud Rd., southwest of Medaris Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 28 13801 & 225 **Jurisdiction:** County  
**Size of Tract:** 44 acres  
**Accessibility:** Access is via McCloud Rd., a minor collector street with a 20' pavement width within a 50' right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agricultural/vacant land  
**Surrounding Land Use:** North: Residences - PR (Planned Residential)  
South: Residences - RA (Low Density Residential)  
East: Residences - PR (Planned Residential) and A (Agricultural)  
West: Vacant land and residences - A (Agricultural)  
**Proposed Use:** Detached Residential Subdivision **Density:** 2.64 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:** 4407 McCloud Rd  
**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:** Berry Patch Farms Subdivision

**No. of Lots Proposed:** 116      **No. of Lots Approved:** 0

**Variances Requested:** 1. Vertical curve variance on Dennis Fox Dr., at STA 0+80, from k=25 / LVC of 175' to K=19.99 / LVC of 139.94.  
2. Intersection centerline spacing variance between Dennis Fox Dr. and Medaris Ln., from 300' to 210.1'.

**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 and existing site conditions restrict 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 (Ord 91-1-102).
3. Installation of all sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. Prior to obtaining a design plan approval for the subdivision, submitting a landscape plan for the 25' deep common area strip that borders McCloud Rd. to Planning Commission staff for review and approval. The landscape plan should include existing vegetation when possible or include a combination of new landscaping and berms.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes on the site.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. With the recording of the final plat for this subdivision, record a sight distance easement across Lot 83 in order to provide the needed sight distance for the curve in Strawberry Ln.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, recreational amenities and drainage system.
9. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

**Comments:** The applicant is proposing to develop this 44 acre tract with 116 detached residential lots at a density of 2.64 du/ac. The proposed subdivision will have access to McCloud Rd., a minor collector street.

The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 3.5 du/ac on March 8, 2018 (3-C-18-RZ). The Knox County Commission approved the rezoning to PR (Planned Residential) at a density of up to 3.5 du/ac on April 23, 2018.

There are four sinkholes / closed depressions located on the property. The applicant has laid out the subdivision so that these features will be located within common areas and will not impact the development of any of the proposed lots.

Since the site is within the parent responsibility zone of Halls Elementary, Middle and High Schools, sidewalks meeting ADA requirements will be required within the subdivision. The sidewalks also provided pedestrian connections between the lots and the common area lots located throughout the development. Proposed amenities in the common areas include grass areas with benches and picnic

tables. A trail connection is being provided between the end of Strawberry Ln and Cody Ln which is located in Hidden View Subdivision to the north.

**Action:** Approved

**Meeting Date:** 8/9/2018

**Details of Action:**

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**Summary of Action:**

APPROVE variances 1 & 2 because the site's topography and existing site conditions restrict 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 Approval:** 8/9/2018

**Date of Denial:**

**Postponements:** 7/12/2018

**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:**