

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Solomon Place (FKA: Property of Bill Morton)

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 72 **No. of Lots Approved:** 0

Variances Requested:

1. Horizontal curve variance on Knowledge Ln. at station 8+02.97, from 250' to 175'.
2. Vertical curve variance on Solomon Dr. at station 1+30, from 216.25' to 135'.
3. Vertical curve variance on Wisdom Ln. at station 4+63, from 225' to 90'.
4. Intersection grade variance on Solomon Dr. at Hill Rd., from 1% to 3%.
5. Intersection grade variance on Solomon Dr. at Knowledge Ln., from 1% to 2.16%.
6. Intersection grade variance on Wisdom Ln. (north side) at Knowledge Ln., from 1% to 3%.
7. Intersection grade variance on Wisdom Ln. (south side) at Knowledge Ln., from 1% to 3%.

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 - 7 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. Prior to final plat approval for this subdivision, the location and extent of the drain field from the Jim and Gay Morton property shall be identified. This includes the area around the drain line that would need to be reserved for the system to function (subject to Health Department approval). The lots impacted by the drain field will not be approved through the final plat process until such time as this issue is addressed through establishing the appropriate easements for the drain field, tying the Morton house to the sewer system, or resolving the issue through some other legal action.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
6. Certification on the final plat by the applicant's surveyor that the required sight distance exists in both directions along Hill Rd.
7. Place a note on the final plat that all lots will have access only to the internal street system.
8. Include a line of sight easement across Lot 22 - 24 on the final plat in order to provide the needed sight distance for the curve in Knowledge Ln.
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 this 33 acre tract into 72 detached single-family lots at a density of 2.18 DU/AC. This property was before the Planning Commission on June 13, 2002 for consideration of a rezoning to PR (Planned Residential) (6-J-02-RZ). The Planning Commission recommended approval of the PR zoning at a density of 1-3 DU/AC. The rezoning request was approved by Knox County Commission on July 22, 2002.

At 72 lots, the proposed subdivision does not require a Traffic Impact Study. Any further subdivision of this property or extension of the subdivision into adjoining property will require a Study. The proposed entrance to the subdivision includes a redesign of Hill Rd. that will flatten out the existing curve and improve the safety of the road in that area.

Attached you will find documents provided by Jim and Gay Morton and LBH Developers outlining meetings that have occurred between both parties regarding the Morton's property. This parcel which is located in the northeast corner of the proposed subdivision has an existing access strip out to Hill Rd.

The applicant has revised the concept plan reflecting the location of that access. The existing septic system for the Morton's property has a drain line that extends south from their property into the proposed subdivision. Prior to final plat approval for this subdivision, the location and extent of the drain field shall be identified. This includes the area around the drain line that would need to be reserved for the system to function (subject to Health Department approval). The lots impacted by the drain field will not be approved through the final plat process until such time as this issue is addressed through establishing the appropriate easements for the drain field, tying the Morton house to the sewer system, or resolving the issue through some other legal action.

An underground gas pipeline crosses this site in an east / west direction. The Knoxville Utility Board (KUB) has reviewed and approved the concept plan for this project and requires the applicant to notify them prior to any construction activity within their easement.

To address concerns of the Knox County Department of Engineering and Public Works Staff regarding discharge from the proposed detention basin that would be located along Hill Rd., the applicant has submitted a proposal to the County that would pipe the discharge within the right-of-way of Hill Rd. north to an existing drainageway at Cabbage Rd. The Engineering Staff has indicated that they would except this proposal subject to Design Plan approval. The applicant has also submitted documentation on obtaining an off-site drainage easement for the discharge from the proposed detention basin on Lot 41.

MPC Action:

Approved

MPC Meeting Date: 9/12/2002

Details of MPC action:

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Summary of MPC action:

APPROVE variances 1 - 7 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:

9/12/2002

Date of Denial:

Postponements: 7/11/02 - 8/8/02

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: