

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Smith - Campbell Joint Venture, Solway Rd.
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 296 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance from 275' to 165' at sta 1+25 of Road A.
2. Vertical curve variance from 225' to 135' at sta 48+15 of Road A.
3. Vertical curve variance from 125' to 75' at sta 49+50 of Road A.
4. Vertical curve variance from 175' to 105' at sta 0+70 of Road K.
Other variances as identified on the revised concept plan received by the MPC staff on 8/3/04.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE variances 1-4 and all variances identified on the revised concept plan because the site's topography restricts compliance with the Subdivision Regulations
Staff Recomm. (Full): APPROVE the Concept Plan subject to 10 conditions:
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. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
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 engineer that there is 300' of sight distance in each direction on Sam Lee Rd
6. 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 Knoxville Parkway (SR 475) and if the project is built within the 1000' wide study area, the road project will impact all lots within the subdivision.
7.. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Meeting all requirements of the approved use on review development plan.
9. Place note 9 from the concept plan, dealing with construction around depressed areas, on the final plat.
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 296 lot detached single-family subdivision on 140.1 acres of this 172 acre site. The remaining 32 acres are zoned BP (Business and Technology Park) and it is developed for business uses. The development density of the proposed single family subdivision is 2.12 du/ac. The applicant's request for a rezoning to PR (Planned Residential) at a density of 1-5 du/ac was recommended for approval by the Planning Commission on July 8, 2004 at a density of 1-2.5 du/ac.. The rezoning request will be considered by the Knox County Commission on August 23, 2004.

It has been the practice of the MPC to require that a development with more than 150 lots have multiple access points. The proposed plan show that access to this development will via two entrances. The primary access will be via Solway Rd. The secondary access will be via Sam Lee Rd. Before the final plat is approved, the applicant's engineer will be required to certify that the required sight distance is present at the Sam Lee Rd. entrance.

This site is located within the path of Tennessee Department of Transportation's (TDOT)current plans for the Knoxville Parkway (SR475) Detailed plans have not been prepared by the State for this road project at this time. The Tennessee Department of Transportation has identified a 1000' wide study corridor which traverses this site. From this 1000' study corridor TDOT will identify a 300' right-of-way that will be purchased for the purpose of constructing the proposed parkway. The parkway is proposed to be constructed as an interstate highway. It will split the proposed subdivision into two sections. If the

parkway is built within the study area, it will impact all lots within the subdivision. Due to the impact the parkway will have on this site, staff would strongly suggest that the developers consider postponing the development of this subdivision. However, since the plans for the parkway are still some years away from being finalized, staff will recommend approval of the project with the proviso that applicant's note on their final plat that the development is within the path of the proposed parkway and that it will impact the lots within the project.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have a minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning recommendation.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Northwest County Sector Plan proposal of low density residential uses. The PR zoning recommended for this site will allow a density up to 2.5 du/ac. At a proposed density of 2.12 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action:

Approved

MPC Meeting Date: 8/12/2004

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. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
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 engineer that there is 300' of sight distance in each direction on Sam Lee Rd
6. 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 Knoxville Parkway (SR 475) and if the project is built within the 1000' wide study area, the road project will impact all lots within the subdivision.
- 7.. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Meeting all requirements of the approved use on review development plan.
9. Place note 9 from the concept plan, dealing with construction around depressed areas, on the final plat.
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.

Summary of MPC action:

APPROVE variances 1-4 and all variances identified on the revised concept plan because the site's topography restricts compliance with the Subdivision Regulations
APPROVE the Concept Plan subject to 10 conditions:

Date of MPC Approval:

8/12/2004

Date of Denial:

Postponements: 7/8/2004

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: