



Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Rufus Smith Subdivision on Childress Road

No. of Lots Proposed: 94                      No. of Lots Approved: 94

Variances Requested:

1. Horizontal curve variance on Road B at STA 7+50, from 250' to 150'.
2. Horizontal curve variance on Road B at STA 9+50, from 250' to 150'.
3. Vertical curve variance on Road C at STA 3+50, from 500' to 400'.
4. Vertical curve variance on Road A at STA 1+20, from 200' to 120'.

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 1-4 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 all other 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. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkhole/closed contour areas identified on the plat. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings may be required for any structures within the 50' sinkhole buffer. The surveyor shall document that an approvable building site exists on each lot prior to the corrections deadline for final plat approval before the Planning Commission.
4. Diverting drainage away from the two sinkholes located behind Lots 82 - 94 to the large sinkhole or obtaining off-site drainage easements for those sinkholes subject to approval by 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 for drainage discharge into and any alteration of the sinkholes.
6. Meeting all requirements of the Knox County Department of Engineering and Public Works.
7. Providing certification on meeting the required 300' sight distance at the entrance in both directions along Childress Rd. prior to design plan approval and including that certification on the final plat.
8. Placing a note on the final plat that all lots will have access only to the internal street system.
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 subdivide a 31.36 acre tract into 94 lots at a density of 2.997 du/ac. The property was rezoned to PR (Planned Residential) at a density of up to 3 du/ac on June 26, 2000. A concept plan and use on review was approved for 83 lots on June 8, 2000. That concept plan has expired.

This site includes all or portions of three large sinkholes. A 50' setback from the top of the sinkhole/closed contour areas has been shown on the concept plan. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The surveyor shall document that an approvable building site exists on each lot prior to the corrections deadline for final plat approval before the Planning Commission.

The Traffic Impact Study prepared by Cannon & Cannon, Inc. concluded that the traffic generated by the proposed subdivision will result in minimal impacts on traffic operational conditions in the area. The Knox County Department of Engineering and Public Works has repaved Childress Rd. since the previous approval.

**MPC Action:** Approved

**MPC Meeting Date:** 8/9/2007

- Details of MPC action:**
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  3. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkhole/closed contour areas identified on the plat. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings may be required for any structures within the 50' sinkhole buffer. The surveyor shall document that an approvable building site exists on each lot prior to the corrections deadline for final plat approval before the Planning Commission.
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  5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for drainage discharge into and any alteration of the sinkholes.
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**Summary of MPC action:** APPROVE variances 1-4 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:** 8/9/2007

**Date of Denial:**

**Postponements:**

**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:**