CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

File Number: 8-SA-07-C Related File Number: 8-H-07-UR

Application Filed: 6/28/2007 Date of Revision:

Applicant: RUFUS SMITH



www•knoxmpc•org

PROPERTY INFORMATION

General Location: West side of Childress Rd., north of Yow Way and northwest of Pedigo Rd.

Other Parcel Info.:

Tax ID Number: 37 17 Jurisdiction: County

Size of Tract: 31.36 acres

Accessibility: Access is via Childress Rd., a major collector street with 18' of pavement within a 40' right-of-way (70'

right-of-way required).

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use: North: A (Agricultural) / Vacant land

South: A (Agricultural) / Residences East: A (Agricultural) / Residences West: A (Agricultural) / Vacant land

Proposed Use: Detached Residential Subdivision Density: 2.997 du/ac

Sector Plan: North County Sector Plan Designation:

Growth Policy Plan: Rural 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:

Requested Zoning:

Previous Requests: Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Rufus Smith Subdivision on Childress Road Subdivision Name:

No. of Lots Proposed: 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

APPROVE variances 1-4 because the site's topography restricts compliance with the Subdivision Staff Recomm. (Abbr.):

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.

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.

Comments:

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MPC Action: Approved MPC Meeting Date: 8/9/2007

Details of MPC action:

Date of Legislative Appeal:

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Effective Date of Ordinance:

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:

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