

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 8-SB-04-C **Related File Number:** 8-D-04-UR
Application Filed: 7/12/2004 **Date of Revision:**
Applicant: HOLSINGER CONSTRUCTION, LLC
Owner: HOLSINGER CONSTRUCTION, LLC

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: Southwest end of Knowledge Ln., west of Hill Rd.
Other Parcel Info.:
Tax ID Number: 28 167 **Jurisdiction:** County
Size of Tract: 40.49 acres
Accessibility: Access is via an extension of Knowledge Ln. a local street within Solomon Place Subdivision, with access out to Hill Rd., a minor collector street with a 18' pavement width within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residence and vacant land / A (Agricultural)
South: Residences / PR (Planned Residential) & A (Agricultural)
East: Residences / PR (Planned Residential)
West: Residences / A (Agricultural)
Proposed Use: Detached single-family subdivision **Density:** 2.4 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:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) Pending
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: Solomon Place, Future Units

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 97 **No. of Lots Approved:** 97

Variances Requested:

1. Vertical curve variance on Road C at station 5+70, from 225' to 135'.
2. Vertical curve variance on Road F at station 1+70, from 215.75' to 130'
3. Intersection grade variance on Road A at Road B, from 1% to 3%.
4. Intersection grade variance on Road C at Road B, from 1% to 3%.
5. Intersection grade variance on Road F at Road G, from 1% to 1.37%.
6. Intersection grade variance on Road F at Road B, from 1% to 3%.
7. Intersection grade variance on Road H at Road G, 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 8 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 obtaining design plan approval and commencing any grading in the area of the gas line easement, provide written confirmation from the Knoxville Utilities Board that they have reviewed and approved the grading and street design plans for the crossing of the gas line.
4. Obtaining offsite drainage easements as determined by the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Providing documentation to Planning Commission staff prior to final plat approval that all proposed lots have adequate building sites.
7. Meeting all requirements of the approved use on review development plan.
8. 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 97 lot detached single-family subdivision on 40.58 acres at a density of 2.4 du/ac. This subdivision will be an extension of Solomon Place Subdivision which is located to the east of this tract with access to Hill Rd. The applicant's request for a rezoning to PR (Planned Residential) at a density of 1 - 3 du/ac was recommended for approval by the Planning Commission on July 8, 2004. 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 subdivision will bring the total number of lots to 169 with a single access out to Hill Rd. The traffic study submitted for this subdivision has identified that the unsignalized intersection of Solomon Dr. and Hill Rd. will have an acceptable level of service with the proposed subdivision. A stub-out is being provided to a 33 acre tract that is located on the north side of this subdivision. If that property is developed, this subdivision could be provided with an access to Cabbage Dr.

An underground gas pipeline crosses this site in an east / west direction. Approval will be required from the Knoxville Utility Board prior to any construction activity within their easement. A walking trail is being provided within the gasoline/powerline easement with connections to adjoining streets.

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. Prior to obtaining design plan approval and commencing any grading in the area of the gas line easement, provide written confirmation from the Knoxville Utilities Board that they have reviewed and approved the grading and street design plans for the crossing of the gas line.
 4. Obtaining offsite drainage easements as determined by the Knox County Department of Engineering and Public Works.
 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 6. Providing documentation to Planning Commission staff prior to final plat approval that all proposed lots have adequate building sites.
 7. Meeting all requirements of the approved use on review development plan.
 8. 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 1-7 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 8 conditions:

Date of MPC Approval: 8/12/2004

Date of Denial:

Postponements:

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: