

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

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
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 8-SB-16-C

Related File Number: 8-E-16-UR

Application Filed: 6/27/2016

Date of Revision:

Applicant: RYAN LYNCH

PROPERTY INFORMATION

General Location: Northeast side of Canton Hollow Rd., south of Deep Woods Ln.

Other Parcel Info.:

Tax ID Number: 143 00906

Jurisdiction: County

Size of Tract: 15.743 acres

Accessibility: Access is via Canton Hollow Rd., a major collector street with 20' of pavement within a 70' right-of-way. Canton Hollow Rd. is scheduled to be improved in the next 1-2 years.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural

Surrounding Land Use: This site is part of an older Agriculturally zoned, rural residential area that has experienced low density subdivision development within RA and PR zones.

Proposed Use: Detached Residential Subdivision

Density: 2.6 du/ac

Sector Plan: Southwest County **Sector Plan Designation:**

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 516 Canton Hollow Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

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: Mill Creek Manor

No. of Lots Proposed: 40 **No. of Lots Approved:** 0

Variances Requested:

- 1) Increase maximum road grade from 12% to 14.7% on Vivian Lee Ln.
- 2) Reduce minimum horizontal radius on Trulock St. at STA 6+50 (intersection) from 250' to 100'.
- 3) Reduce minimum horizontal radius on Trulock St. at STA 10+00 from 250' to 100'.
- 4) Reduce minimum right-of-way transition radius for Lot 40 on Goldie Ln. at STA 2+02.46 from 75' to 50'.
- 5) Reduce minimum curb line transition radius for Lot 40 on Goldie Ln. at STA 2+02.46 from 75' to 50'.
- 6) Reduce minimum broken back curve tangent on Vivian Lee Ln. between STA 0+96.71 and STA 2+05.48 from 150' to 108.77'.
- 7) Reduce minimum vertical curve length on Vivian Lee Ln. at STA 0+87.24 from 175.5' to 146.20'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE variance 1-7 because site conditions and future road improvements restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

Staff Recomm. (Full): APPROVE the concept plan subject to 11 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. Installation of sidewalks on at least one side of Trulock Street. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including coordinating the new Trulock St. intersection with the planned improvements to Canton Hollow Rd.
5. Placing a note on the final plat that all lots shall have access only to the internal street system.
6. Placing a note on the final plat that lot 39 shall have access from Goldie Lane only.
7. Placing a note on the final plat describing the purpose of the common area on Vivian Lee Lane, between lots 29 & 30.
8. Placing a note on the final plat that sight distance has been certified.
9. Prior to obtaining a design plan approval for the subdivision, submitting stream determination documentation to the Knox County Department of Engineering and Public Works for the blue line between lots 15 - 24. Buffers will be required if it is determined to be a stream.
10. Prior to obtaining a design plan approval for the subdivision, documentation must be provided to the Knox County Department of Engineering and Public Works and Planning Commission Staff that verifies a driveway can be installed on Lot 16 that has a grade no more than 15%. If the lots cannot comply with this condition it will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.
11. 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:

Action: Approved

Meeting Date: 8/11/2016

Details of Action: APPROVE the concept plan subject to 11 conditions:

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Summary of Action:

APPROVE variance 1-7 because site conditions and future road improvements restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

Date of Approval:

8/11/2016

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: