

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN**

**File Number:** 8-SC-02-C      **Related File Number:** 8-L-02-UR  
**Application Filed:** 7/8/2002      **Date of Revision:**  
**Applicant:** LEXINGTON SIMMONS, LLC  
**Owner:** C. DOUGLAS IRWIN



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## **PROPERTY INFORMATION**

**General Location:** Southwest side of Murphy Rd., northeast of Washington Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 49 86, 86.06 & PT. 87 OTHER: 049 KF 56, 049 EA 3      **Jurisdiction:** County  
**Size of Tract:** 62.4 acres  
**Accessibility:** Access is via Murphy Rd. a minor collector street that has recently been repaved by Knox County.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Residences / PR (Planned Residential) & RB (General Residential)  
South: Vacant land and residences / PR (Planned Residential), A (Agricultural) & I (Industrial)  
East: Residence and vacant land / A (Agricultural)  
West: Residence and vacant land / PR (Planned Residential)  
**Proposed Use:** Detached single-family subdivision      **Density:** 2.24 du/ac  
**Sector Plan:** North City      **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), A (Agricultural) & F (Floodway)  
**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:** Summer Rose, Future Units

**Surveyor:** Batson, Himes, Norvell & Poe

**No. of Lots Proposed:** 140      **No. of Lots Approved:** 140

**Variances Requested:**

1. Horizontal curve variance on Road "O" at station 0+50, from 250' to 100'.
2. Horizontal curve variance on Road "O" at station 3+50, from 250' to 125'.
3. Horizontal curve variance on Road "B" at station 11+00, from 250' to 145'.
4. Broken back curve tangent variance on Road "B" at station 15+50, from 150' to 96'.
5. Vertical curve variance on Road "D" at station 28+15, from 475' to 270'.
6. Vertical curve variance on Road "D" at station 30+55, from 400' to 210'.

**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 - 6 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 13 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 for any phase of the subdivision that requires the street crossing of the gas line easement, provide written confirmation from Knoxville Utilities Board that they have reviewed and approved the grading and street design plans for this project.
4. Submitting a Design Plan that reflects the removal of the drainage infrastructure on that portion of the Concept Plan that is identified as "Not Included" (Southwest corner of the Subdivision - Part of CLT 049 087).
5. Providing a temporary turnaround at the western end Ivy Rose Dr. meeting the requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Prior to final plat for more than 200 lots, the second entrance to Murphy Rd. must be constructed or bonded with funds adequate to complete construction, meeting the requirements of the Knox County Department of Engineering and Public Works.
8. Combining Lot 193 with an adjoining lot or lots so that the lot will contain at least one acre (Majority of the lot is zoned A (Agricultural)).
9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
10. Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance in both directions at the Tropicana Dr. entrance on Murphy Rd.
11. Place a note on the final plat that all lots will have access only to the internal street system.
12. Meeting all requirements of the approved use on review development plan.
13. 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:** Summer Rose Subdivision was originally approved by the Planning Commission in 1996 for a total of 312 detached single-family lots. To date, 151 lots have been recorded. The applicant is now requesting approval of a revised Concept Plan for the unplatted portion of the property. This revision includes 140 lots on 62.4 acres. There is an area of approximately 11.5 acres located at the southeast corner of the property that is not included in the revised Concept Plan. Any proposed development of that property would require Concept Plan/Use-on-Review approval. The Design Plan needs to reflect the removal of the proposed drainage infrastructure on that portion of the property. The attached Concept Plan shows the proposed lots with a white background, the platted lots with shading, and the area "Not Included" in shading with strips.

There are presently two access points for the subdivision. The main access is provided at Murphy Rd., with a secondary access to Tazewell Pike through Brookvale Estates Subdivision. This proposal includes a second access to Murphy Rd. The recent improvements to Murphy Rd. by Knox County include left turn lanes for both entrances into the Subdivision. These improvements address the recommendations from the traffic study submitted with the original Concept Plan. One of the conditions of the original approval required three entrances into the subdivision prior to final plat for more than 156 lots. Based on discussions with the Knox County Department of Engineering and Public Works, Staff is recommending a revision to the original recommendation that would require the third entrance prior to final plat approval for over 200 lots. This would allow completion of some of the smaller cul-de-sac streets in the subdivision prior to submitting plats for the main streets. Temporary turnarounds will be required at the western ends of Enchanted Ln. and Ivy Rose Dr. meeting the requirements of the Knox County Department of Engineering and Public Works. If the adjoining property is added into the subdivision, a permanent turnaround or street connections will be required.

An underground gas pipeline crosses this site in an north / south direction near Murphy Rd. For reasons of safety, grading in this area of the site must not begin until Knoxville Utilities Board has reviewed and approved the grading and street design plans for the proposed crossing. The Knox County Department of Engineering and Public Works and MPC staff will not grant final approval of the Design Plan for that phase of the subdivision until we are provided with a written approval of the plan by Knoxville Utilities Board.

**MPC Action:** Approved

**MPC Meeting Date:** 8/8/2002

**Details of MPC action:**

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**Summary of MPC action:**

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**Date of MPC Approval:** 8/8/2002

**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":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**