

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 8-SD-02-C **Related File Number:** 8-K-02-UR
Application Filed: 7/8/2002 **Date of Revision:**
Applicant: SOUTHLAND GROUP, INC.
Owner: SOUTHLAND GROUP, INC.

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
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northeast side of Murphy Rd., north of Washington Pike.
Other Parcel Info.:
Tax ID Number: 49 67 **Jurisdiction:** County
Size of Tract: 156.17 acres
Accessibility: Access is via Murphy Rd. a minor collector street that has recently been widened and repaved by Knox County.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences and vacant land / A (Agricultural)
South: Vacant land and residence / A (Agricultural)
East: Residences and vacant land / A (Agricultural) & PR (Planned Residential)
West: Residences and vacant land / PR (Planned Residential), A (Agricultural) & RB (General Residential)
Proposed Use: Detached single-family subdivision **Density:** 2.22 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)
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: Southland Group, Inc. on Murphy Road

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 346 **No. of Lots Approved:** 346

Variations Requested:

1. Horizontal curve variance on Road "E" at station 6+00, from 250' to 225'.
2. Horizontal curve variance on Road "Q" at station 10+25, from 250' to 200'.
3. Broken back curve tangent variance on Road "E" at station 7+25, from 150' to 126'.
4. Vertical curve variance on Road "K" at station 4+50, from 75' to 50'.
5. Intersection grade variance on Road "A" at Murphy Rd. from 1% to 2%.
6. Intersection grade variance on Road "P" at Road "N" 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 - 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 12 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. Obtaining approval from Knox County Commission for the closure of Shannon Valley Dr. from its intersection with Murphy Rd., east to the location west of Luttrell Rd., as shown on the Concept Plan.
4. Meeting all applicable requirements of Knox County's Sinkhole Policy.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
7. Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance in both directions for both entrances on Murphy Rd.
8. Placing a note on the final plat that except for Lots 342 through 346, all lots will have access only to the internal street system.
9. Revising the Concept Plan to incorporate the access easements that cross proposed lots to the common area, into the common area.
10. Prior to certification of the final plat for the subdivision, establishing a property owners' association that will be responsible for maintenance of the common area, recreational amenities, historic log house and drainage system.
11. Meeting all requirements of the approved use on review development plan.
12. 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 this 156.17 acre tract into 346 detached single-family lots at a density of 2.22 DU/AC. This property was before the Planning Commission on January 10, 2002 for consideration of a rezoning to PR (Planned Residential) (1-U-02-RZ). The Planning Commission recommended approval of the PR zoning at a density of 1-3 DU/AC. The rezoning request was approved by Knox County Commission on February 25, 2002. The rezoning also included approximately 22 acres of a 36 acre tract located on the west side of Murphy Rd. That tract which was rezoned to PR at a density of 1 - 5 DU/AC is not a part of this application.

Following the rezoning of the property, Staff met with the applicant to discuss the possibility of developing this property as a conservation subdivision where larger environmentally sensitive sections of the property would be retained in a natural state with smaller lots clustered between these protected areas. These protected areas would be connected by a series of greenways with access being provided to the street system. The Concept Plan that has been submitted for review has incorporated

some of the design features of a conservation subdivision. Approximately 40 acres of the site are being set aside as common area. This area includes the blue-line stream that crosses the property, a couple of the larger sinkholes and an area of rock outcrops. A recreational amenities area is being provided that includes a clubhouse, playground and pool. This area also includes an historic log house that is associated with Isaac Anderson and the founding of Maryville College. This building should be incorporated into the recreational amenities area and include a proper maintenance program. Staff is recommending that an historic overlay district be applied to this building. The rear property line for the adjoining lots needs to be adjusted in order to establish at least a 10' setback for the log house.

A network of sidewalks are being provided within the street rights-of-way throughout the subdivision. These sidewalks also connect to the common area at a number of locations. The majority of these connections to the common area are through combination 20' access/drainage easements across proposed lots. Staff is recommending that these access/drainage areas be separated from the lots and be made a part of the common area. This will help to reduce any potential problems between property owners and pedestrians using the pathway system. With the combination of the access and drainage infrastructure in these areas, the drainage facilities need to be designed so that drainage structures do not prohibit access. Any development in the area of the sinkholes located across this site shall conform with the County's Sinkhole Policy.

A Traffic Access and Impact Study was prepared for the proposed subdivision. With the recent improvements to Murphy Rd. by Knox County, additional improvements to Murphy Rd. and its intersections with Tazewell Pike and Washington Pike are not required. The two proposed entrances onto Murphy Rd. will require left and right turn lanes on the subdivision street. The proposed subdivision also includes a proposed closure to Shannon Valley Dr., from Murphy Rd. to a location approximately 1000' west of its intersection with Luttrell Rd. This proposed street closure will require approval from the Knox County Commission. Five of the 346 lots will front on and have access to the remaining portion of Shannon Valley Dr.

MPC Action:

Approved

MPC Meeting Date: 8/8/2002

Details 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: