# CASE SUMMARY

#### APPLICATION TYPE: SUBDIVISION

**CONCEPT PLAN** 

File Number:	8-SE-05-C	Related File Number:	8-F-05-UR
Application Filed:	7/11/2005	Date of Revision:	
Applicant:	EAGLE BEND REALTY		
Owner:	EAGLE BEND REALTY		

#### **PROPERTY INFORMATION**

**General Location:** Southwest corner of the intersection of W. Emory Rd. and Harrell Rd. **Other Parcel Info.:** Tax ID Number: 78 49 Jurisdiction: County Size of Tract: 28.44 acres Access is via Harrell Rd., a major collector street with a pavement width of 19' within a 50' right-of-way. Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:	North: Residences / A (Agricultural) South: Beaver Creek / F (Floodway) East: Residence and Beaver Creek / A (Agricultural), RA (Low Density Residential) & F (Floodway) West: Cemetery, residence and vacant land / A (Agricultural)		
Proposed Use:	Detached single-fami	ly subdivision	Density: 2.95 du/ac
Sector Plan:	Northwest County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area	à	
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) / F (Floodway)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

Extension of Zone:

**History of Zoning:** 

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 



KNOXVILLE·KNOX COUNTY METROPOLITAN PLANNING COMMISSION Ν Ν Е S S Suite 403 • City County Building 400 Main Street

Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•215•2068 www•knoxmpc•org

# SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Painter Farms		
Surveyor:	Sullivan		
No. of Lots Proposed:	84 N	lo. of Lots Approved:	84
Variances Requested:	<ol> <li>Horizontal curve variance on Painter Farms Lane at station 1+01 from 250' to 175'.</li> <li>Horizontal curve variance on Painter Farms Lane at station 14+10 from 250' to 235'.</li> <li>Broken back curve tangent variance on Painter Farms Lane between station 3+40 and station 4+70 from 150' to 130'.</li> <li>Horizontal curve variance on Gentlewinds Drive at station 10+09 from 250' to 225'.</li> <li>Horizontal curve variance on Gentlewinds Drive at station 3+55 from 250' to 225'.</li> <li>Intersection spacing variance between the proposed entrance and W. Emory Rd., from 300' to 272'.</li> </ol>		
S/D Nama Change:			

S/D Name Change:

# OTHER INFORMATION (where applicable)

#### Other Bus./Ord. Amend.:

	MPC ACTION AND DISPOSITION	ON
Planner In Charge:	Tom Brechko	
Staff Recomm. (Abbr.):	APPROVE variances 1-6 because the site's topography a Subdivision Regulations, and the proposed variances will	
	APPROVE the Concept Plan subject to 10 conditions	
Staff Recomm. (Full):	<ol> <li>Connection to sanitary sewer and meeting any other r Health Department.</li> <li>Provision of street names which are consistent with th System within Knox County (County Ord. 91-1-102).</li> <li>Submitting a final plat that reflects the results of the re County Department of Engineering and Public Works, ide year floodplains and no-fill boundary) for Beaver Creek.</li> <li>Identifying the MFE on the final plat for all lots within th Meeting all applicable requirements of the Knox Count Works.</li> <li>Certification on the final plat by the applicant's survey both directions along Harrell Rd. at the proposed entrance 7. Prior to final plat approval, establishing a greenway ea proposed Beaver Creek Greenway as may be required b 8. Place a note on the final plat that all lots will have acc 9. Meeting all requirements of the approved use on revie 10. A final plat application based on this concept plan wi certification of design plan approval has been submitted</li> </ol>	e Uniform Street Naming and Addressing evised Flood Study as approved by the Knox entifying the revised floodway, 100 and 500 he floodplain. ty Department of Engineering and Public or that there is 300 feet of sight distance in e to the subdivision. asement across the rear of this site for the y the Knox County Greenways Coordinator. ess only to the internal street system. ew development plan. Il not be accepted for review by the MPC until
Comments:	The applicant is proposing to subdivide this 49.68 acre paracres outside of the floodway of Beaver Creek, into 84 de du/ac. The property is zoned PR (Planned Residential). This is the third time that this proposed subdivision has b (Previous cases: 1-SG-05-C/1-I-05-UR & 4-SO-05-C/4-S issues and keeping the entrance to the subdivision out of Based on the revised floodplain analysis, the proposed e 100 year floodplain. The PR (Planned Residential) zoning boundary for the sir crosses the site. The Knox County Zoning Ordinance doe density calculations. Accurate area calculations presente outside of the floodway will determine the total number of Due to the number of proposed lots within the subdivisior submitted for the subdivision. There were no off-site stree the traffic impacts from this proposed subdivision.	etached single-family lots at a density of 2.95 at a density of 1 - 3 du/ac and F (Floodway). een before the Planning Commission this year -05-UR). The revisions are a result of access the 100 year floodplain of Beaver Creek. Intrance off of Harrell Rd. will be outside of the te is based on the floodway boundary that es not allow the use of floodway acreage for ed with the final plat for the acreage of the site flots permitted for this subdivision. h, a Traffic Impact Study was prepared and
MPC Action:	Approved	MPC Meeting Date: 8/11/2005

Details of MPC action:	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.</li> <li>Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).</li> <li>Submitting a final plat that reflects the results of the revised Flood Study as approved by the Knox County Department of Engineering and Public Works, identifying the revised floodway, 100 and 500 year floodplains and no-fill boundary) for Beaver Creek.</li> <li>Identifying the MFE on the final plat for all lots within the floodplain.</li> <li>Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.</li> <li>Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Harrell Rd. at the proposed entrance to the subdivision.</li> <li>Prior to final plat approval, establishing a greenway easement across the rear of this site for the proposed Beaver Creek Greenway as may be required by the Knox County Greenways Coordinator.</li> <li>Place a note on the final plat that all lots will have access only to the internal street system.</li> <li>Meeting all requirements of the approved use on review development plan.</li> <li>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.</li> </ol>		
Summary of MPC action:	APPROVE variances 1-6 because the site's topography and shape restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.		
	APPROVE the C	oncept Plan subject to 10 condition	ins
Date of MPC Approval:	8/11/2005	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publica	tion?: 🗌 Action Appealed?:
	LEGISI	LATIVE ACTION AND DI	SPOSITION

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: