

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

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File Number: 8-SG-01-C **Related File Number:** 8-H-01-UR
Application Filed: 7/9/2001 **Date of Revision:**
Applicant: GREGORY M. LAYMAN
Owner: GREGORY M. LAYMAN

PROPERTY INFORMATION

General Location: South side of Kodak Rd., east of Kelly Ln.
Other Parcel Info.:
Tax ID Number: 99 100 & 101, OTHER: & MAP 100, PARCEL 26.02 **Jurisdiction:** County
Size of Tract: 209.32 acres
Accessibility: Access is via Kodak Rd., a minor arterial street with a pavement width of 18' within a 40' right-of-way and River Island Blvd., a local street with a pavement width of 26' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and agricultural
Surrounding Land Use: The property in the area is zoned A (Agricultural) and F (Floodway). Development consists of River Islands Golf Course to the east, the French Broad River to the South and agricultural uses and scattered residences to the west and north.
Proposed Use: Detached single-family subdivision **Density:** 0.998 du/ac
Sector Plan: East County **Sector Plan Designation:**
Growth Policy Plan: Rural 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: River Island Subdivision

Surveyor: Barge, Waggoner, Sumner & Cannon

No. of Lots Proposed: 209 **No. of Lots Approved:** 0

Variations Requested:

1. Intersection grade variance on Road B at Road A, from 1% to 2%.
2. Intersection grade variance on Road E at Road A, from 1% to 2%.
3. Intersection grade variance on Road C at Road B, from 1% to 2%.
4. Intersection grade variance on Road M at Road B, from 1% to 2%.
5. Intersection grade variance on Road L at Road C, from 1% to 2%.
6. Vertical curve variance on Road J at station 7+25, from 225' to 135'.
7. Horizontal curve variance on Road L at station 4+00, from 250' to 200'.
8. Broken back tangent length variance on Road B at station 23+00, from 150' to 66.5'

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 - 8 because of topography, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 13 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (County Ord. 91-1-102).
3. Removal of vegetation along Kodak Rd. to allow for the required sight distance.
4. Prior to final plat approval, the applicant's surveyor must certify the required sight distance at the Kodak Rd. entrance to this development.
5. On the final plat, include the 50' to centerline dedication of right-of-way along Kodak Rd.
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC) and Tennessee Valley Authority (TVA).
7. On the final plat, identify sight distance easements across Lots 6, 7 and 113.
8. Traffic calming measures will be required for the major streets and shall be addressed at the design plan phase for the subdivision pursuant to the Knox County Dept. of Engineering and Public Works requirements.
9. There shall be no grading or site alteration in the hatched contour (sinkhole) area of the recreational area.
10. Details for the access easement (typical section and width) shall be provided at the Design Plan phase.
11. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
12. Meeting all requirements of the approved use on review development plan.
13. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to MPC Staff.

Comments: The applicant is proposing to subdivide this 209.32 acre tract into 209 detached single-family lots at a density of 0.998 du/ac. The property was zoned PR (Planned Residential) in June, 1999 at a density of 1-2 du/ac. The property is located in the Rural Area of the Growth Policy Plan and is designated in the East County Sector Plan as agricultural and rural residential. Access to the subdivision is off Kodak Rd., a minor arterial street with a required 100' right-of-way. A Concept Plan and Use-on-Review application was previously submitted for this site in July, 1999 and tabled in January, 2000. That application has been withdrawn.

The lots in this subdivision will be served by individual subsurface sewage disposal systems. The lot lines and number of lots in the subdivision may have to be adjusted once a detailed analysis is completed (See attached letter from the Knox County Health Department.).

Due to the number of lots proposed in this subdivision, staff requested that land be devoted to common open space and recreational use. The applicant is proposing a river access and boat launch area at the

south eastern corner of the property and a green space/recreation area, including parking, around the sinkhole located just southeast of the center of the site. The applicant has proposed very limited sidewalks. Staff is recommending that sidewalks be provided on at least one side of Roads A, B, C, D, F, J & L. Due to the large number of lots and long roads within the subdivision, it is important to provide pedestrian access to all the recreational amenities, including the adjoining golf course. The river access and boat launch area may have to be revised in order to protect the blueline stream that is located in that area and to provide an adequate turnaround area and parking for vehicles unloading boats at the launch. A detailed plan needs to be submitted to MPC staff showing the proposed river access and boat launch area. The proposed river access and boat launch area will require TVA approval.

A Traffic Impact Study was submitted for this project. That study recommended no off-site improvements for the development. The study did identify that the existing County roads in this rural area are not up to current design standards and as development increases in the area, it will be necessary to invest capital into road improvements.

Staff is recommending that the applicant provide a pedestrian access easement (minimum width of 15') from the right-of-way of either Road A or L to the County property located directly west of this site and south of Kelly Ln. This access is to provide pedestrian access for the residents of this subdivision to the County's proposed Seven Islands Wildlife Sanctuary. This proposed sanctuary was just announced by the Knox County Parks and Recreation Department with plans to have the area developed for public access in 2002. The location of the easement should be worked out with the Knox County Parks and Recreation Department prior to submission of the final plat for this area of the subdivision.

UPDATE FROM AUGUST 9, 2001 MEETING: On Friday, August 24, 2001, MPC Staff went out to the site with three archaeologists from the University of Tennessee to investigate the potential for any archaeological or burial sites on the property and to evaluate the existing house and barn located on the eastern side of the property. From that visit, it was determined that the features that were thought to be mounds (from review of topographic data) are not, and the area with the potential for any archaeological or burial sites is the first river terrace along the French Broad River. Following that initial site visit, Mr. Chuck Benz with the University of Tennessee, has met on site with the owner of the property for further analysis, and to determine the area that should be included in an archaeological field survey. Staff has requested the applicant to provide Staff with a map of the property showing the area that is recommended by Mr. Benz for the field survey. This information is needed to determine the limits of grading on the site prior to obtaining the results of the field survey.

Following a site inspection of the existing house "First Nichols House" on proposed Lot 3, Staff still believes that the house should be saved and retained as a part of the subdivision in its present location. The house appears to have been built in the early to mid 1800's. The lot lines should be adjusted to help maintain the integrity of the structure and access. The developer and future owners are strongly encouraged to seek National Register listing and HZ Historic Overlay zoning for the house. Staff also recommends that the barn be saved and incorporated into the development. While the 20th century additions to the barn are in poor condition, the barn itself is in good condition. The type of construction used in the barn leads us to believe that the barn was constructed in the early to mid 1800's, with reconstruction in the late 1800's, and additions in the early 1900's. The barn could be utilized for boat or golf cart storage.

The applicant has provided a detailed site plan showing the proposed recreational improvements, amenities and parking areas for the green space/recreation area. Detailed plans have not been submitted for the river access and boat launch. Staff is requesting that those plans be submitted prior to approval of the Design Plan.

UPDATE FROM SEPTEMBER 13, 2001 MEETING: Since the Planning Commission's September 13, 2001 meeting, Staff has meet with the applicant's attorney to discuss Use-on-Review conditions 2 - 6. As a result of the discussion, Staff has agreed to remove the condition on preserving the barn due to previous agreements between the seller and buyer. In review of agreements concerning the historic house, it is Staff's position that the applicant has control of the house and can retain the house. Staff has revised the condition on the house by removing the requirement that a preservation statement be included on the plat and adding the requirement that in order to protect the historic integrity of the house, the developer shall apply for and obtain an HZ Historic Overlay zoning designation for the lot that the house is located on. The Historic Overlay designation is the appropriate method for addressing any proposed changes to the house. On the issue of the requirement of the archaeological field survey, the applicant has stated that they could agree to the condition only if a maximum cost limit for them is set at \$2,500.00. Staff finds this request to be unacceptable. It makes no sense to require archaeological survey work and then set a funding limit at which the work would have to stop, even if the survey isn't completed. While rough estimates for the field survey are below \$2,500.00, if further survey is required for sites that may contain burials, the money to complete the work would not be available.

MPC Action: Approved

MPC Meeting Date: 10/11/2001

- Details of MPC action:**
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Date of MPC Approval: 10/11/2001

Date of Denial:

Postponements: 8/9/01 - 9/13/01

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: