

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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www.knoxmpc.org

File Number: 9-SA-08-C **Related File Number:**
Application Filed: 8/4/2008 **Date of Revision:**
Applicant: BENCHMARK ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: South side of Hickory Creek Rd., west of W. Gallaher Ferry Rd.
Other Parcel Info.:
Tax ID Number: 129 F A 1, 2, 3, 3.01 & 3.02 **Jurisdiction:** County
Size of Tract: 23.43 acres
Accessibility: Access is via Hickory Creek Rd., a minor arterial street with a 20' pavement width within a 60' required right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use: North: Residence and vacant land / A (Agricultural)
South: Vacant land / A (Agricultural)
East: Vacant land / A (Agricultural)
West: Vacant land / RA (Low Density Residential)
Proposed Use: Detached residential subdivision **Density:** 0.38 du/ac
Sector Plan: Northwest 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: A (Agricultural)
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: Loves Knoll

No. of Lots Proposed: 9 No. of Lots Approved: 9

Variances Requested: 1. Variance to allow up to seven lots to be served by a Joint Permanent Easement (JPE), without the JPE having to meet public street design standards.

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 variance 1 because the revised subdivision layout would reduce the number of access points on a minor arterial street.

APPROVE the Concept Plan subject to 10 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Health Department.
 2. Provision of street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
 5. Certification on the final plat by the applicant's surveyor of the actual sight distance that exists in both directions along Hickory Creek Rd. at both the Joint Permanent Easement access and the shared driveway for Lots 8 and 9 (400' is the required minimum sight distance).
 6. Placing a note on the final plat that Lots 1-7 will have access only to the JPE and Lots 8 and 9 will have a shared driveway at the access easement shown on the concept plan for Lot 9.
 7. Including the following statement on the final plat: "This subdivision is located within the path of the Tennessee Department of Transportation's current plans for the Knoxville Parkway (SR475) and if the Parkway is built within the designated right-of-way/path, the road project will impact some of the lots within the subdivision.
 8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 9. Prior to certification of the final plat for the subdivision, having County approved documents for establishment of the access easement for Lot 9 and the Joint Permanent Easement serving Lots 1-7 with the applicable maintenance agreement.
 10. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments: The applicant is proposing to resubdivide 23.43 acres from five lots into nine lots at a density of 0.38 du/ac. The property is zoned A (Agricultural) which has a minimum lot size requirement of one acre.

Access to the subdivision is via Hickory Creek Rd., a minor arterial street. The existing subdivision has three access points onto Hickory Creek Rd. The access point along the eastern property line has limited sight distance to the east due to vegetation along the right-of-way that will require constant maintenance. The original concept plan layout was keeping three access points in part due to the limitation of a maximum of five lots being served by a Joint Permanent Easement (JPE) with a 20' wide gravel surface. Six or more lots being served by the JPE requires that the JPE meet public street design standards. To reduce the access points onto Hickory Creek Rd. and to improve the sight distance for the eastern most driveway, Staff recommended a reconfiguration that would have seven lots served by the JPE and Lots 8 and 9 sharing a driveway. Staff supports the variance allowing the JPE to remain as a 20' wide gravel driveway serving up to seven lots.

The proposed lots will be served by subsurface sewage disposal systems. A preliminary review letter from the Knox County Health Department is attached for this case.

MPC Action: Approved

MPC Meeting Date: 9/11/2008

Details of MPC action:

Summary of MPC action: APPROVE variance 1 because the revised subdivision layout would reduce the number of access points on a minor arterial street.

APPROVE the Concept Plan subject to 10 conditions:

Date of MPC Approval: 9/11/2008

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: