

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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FAX • 215 • 2068
www.knoxmpc.org

File Number: 9-SA-17-C **Related File Number:** 9-D-17-UR
Application Filed: 7/31/2017 **Date of Revision:**
Applicant: IRON FORGE, LLC

PROPERTY INFORMATION

General Location: Southeast side of E. Raccoon Valley Dr., southwest of Raccoon Woods Rd.
Other Parcel Info.:
Tax ID Number: 26 044, 049 & 050 **Jurisdiction:** County
Size of Tract: 36.89 acres
Accessibility: Access is via E. Raccoon Valley Dr. a major arterial street with a 22' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences - A (Agricultural)
South: Vacant land - A (Agricultural)
East: Residences and vacant land - RA (Low Density Residential)
West: Residences and vacant land - A (Agricultural)
Proposed Use: Detached residential subdivision **Density:** 2.49 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 702 E Raccoon Valley Dr
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: Avian Forest

No. of Lots Proposed: 92 No. of Lots Approved: 92

Variances Requested: None

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 the Concept Plan subject to 10 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 (Ord 91-1-102).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Installation of the street improvements as requested by the Tennessee Department of Transportation (TDOT) Traffic Office on September 25, 2017 to include a left turn lane on SR-170 (E Raccoon Valley Rd) into the subdivision. The TIS mentions sight distance as a minimum of 400', but TDOT has requested the intersection sight distance of 445' as required by AASHTO.
7. The boundary for the "550' Hillside Buffer" shall be clearly marked in the field prior to any site clearing or grading in order to identify the limits of disturbance and protect that area.
8. On the final plat, the "550' Hillside Buffer" shall be clearly identified and the deed for Lot 34 shall prohibit clearing and grading within that area.
9. Placing a note on the final plat that all lots will have access only to the internal street system.
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.

Comments: The applicant is proposing to develop this 36.89 acre tract into 92 detached residential lots at a density of 2.49 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) at a density of up to 3.5 du/ac by Knox County Commission on June 26, 2017.

The proposed subdivision will be served by public streets with a single access (as conditioned by TDOT) out to E. Raccoon Valley Rd. A Traffic Impact Study was prepared by Fulghum MacIndoe for this development. The Tennessee Department of Transportation (TDOT) Traffic Office is requiring the installation of the street improvements to include a left turn lane on SR-170 (E Raccoon Valley Rd) into the subdivision.

The proposed subdivision will include sidewalks on one side of the two main streets. Staff is recommending that a sidewalk also be added to the short connector street.

Approximately 15.58 acres (41.5%) of this site are located within the Hillside Protection Area. The applicant has identified 11.6 acres (30.9% of the site) of the Hillside Protection Area as being within a

"550' Hillside Buffer". Staff has included two conditions to protect this area.

Action: Approved **Meeting Date:** 10/12/2017

- Details of Action:**
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Summary of Action: APPROVE the Concept Plan subject to 10 conditions

Date of Approval: 10/12/2017 **Date of Denial:** **Postponements:** 9/14/2017

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:**