

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 9-SB-03-C **Related File Number:** 9-E-03-UR
Application Filed: 8/11/2003 **Date of Revision:**
Applicant: TRANTANELLA CONSTRUCTION
Owner: DAVID TRANTANELLA

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
4 0 0 Main Street
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southwest side of Maloneyville Rd., northwest of Washington Pk.
Other Parcel Info.:
Tax ID Number: 40 126 **Jurisdiction:** County
Size of Tract: 28 acres
Accessibility: Access is via Maloneyville Rd., a collector street with a pavement width of 20' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned A agricultural. Development in the area consists of single family dwellings, the Knox County Detention facility, Three Ridges Golf Course and a church.
Proposed Use: Detached single family subdivision **Density:** 3.62 du/ac
Sector Plan: Northeast County **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: Trantanella Construction on Maloneyville Road
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 94 **No. of Lots Approved:** 0
Variations Requested:
1. Horizontal curve variance from 250' to 200' at sta. 2+00 of Warrant Ln.
2. Horizontal curve variance from 250' to 100' at sta. 12+50 of Warrant Ln.
3. Intersection grade variance from 1% to 3% at sta. 0+13 of Sing-Sing Dr.
4. Intersection grade variance from 1% to 2% at sta. 0+13 of Appeal Ln.
5. Intersection grade variance from 1% to 2% at sta. 8+25 of Sing-Sing Dr.
6. Vertical curve variance from 191.5' to 125' at sta. 8+25 of Sing Sing Dr.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

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 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 (County Ord. 91-1-102).
3. Drainage retention being designed pursuant to Knox County's sinkhole policy.
4. On the final plat, identify sight distance easement across Lot 14.
5. Certification on the final plat by the applicant's surveyor that there is the required sight distance (300') in both directions along Maloneyville Rd.
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
9. Meeting all requirements of the approved Use-on-Review development plan.
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 the subdivision of this 26 acre tract into 94 detached single-family lots with access from Maloneyville Rd., a minor collector street. The proposed density for the subdivision is 3.62 du/ac. The site is just south of the Knox County Penal Farm. The drainage from this subdivision will go to an off-site sinkhole. The applicant will have to comply with the County's sinkhole policy and obtain a TDEC permit to drain to this large sinkhole downstream from the development.

A Traffic Impact Study was submitted for this project. The study identified the need to improve Washington Pike with a left turn lane at its intersection with Maloneyville Rd. The Knox County Department of Engineering and Public Works has identified that improvement as part of a future road project and is not requiring the applicant for this project to be responsible for the improvement.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.
3. Immediate access for this portion of the subdivision will be to Maloneyville Rd. via the internal road system within the project.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
3. The recommended density of this site is 1- 4 dwellings per acre. The proposed 3.62 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 4 du/ac, which is consistent with the Sector Plan and the other development found in the area.

MPC Action: Approved **MPC Meeting Date:** 9/11/2003

- Details of MPC action:**
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Summary of MPC action: 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 10 conditions

Date of MPC Approval: 9/11/2003 **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": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**