

# 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:** 9-SC-15-C  
**Application Filed:** 7/27/2015  
**Applicant:** MIRJAM MALBIN

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** North side of W. Ford Valley Road, Northeast side of Neubert Springs Road.  
**Other Parcel Info.:**  
**Tax ID Number:** 136 C A 033 OTHER: 136CA034, 136CA035 **Jurisdiction:** City  
**Size of Tract:** 5.1 acres  
**Accessibility:** Access is via W. Ford Valley Rd., a minor collector with a pavement width of 19' located within a 42' wide right-of-way; and Neubert Springs Rd., a major collector with a pavement width of 18' located within a 42' wide right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** House and vacant land  
**Surrounding Land Use:** Development in the area consists of single family residential. The zoning in the area is R-1 (Low Density Residential).  
**Proposed Use:** Detached houses **Density:**  
**Sector Plan:** South City **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 831 W Ford Valley Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density 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: Mimrich  
No. of Lots Proposed: 12      No. of Lots Approved: 0  
Variances Requested:  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds  
Staff Recomm. (Abbr.): APPROVE the concept plan for the subdivision of up to 12 lots, subject to 5 conditions:  
Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department  
2. All lots shall be provided with an on-site turnaround area for the driveway.  
3. The applicant's surveyor shall provide driveway sight distance for all lots to the City of Knoxville Department of Engineering as part of the Design Plan review. Approval of all lots is contingent on all driveway locations being verified for sight distance prior to submission of the final plat application for the subdivision. Should any of the proposed driveway locations not meet the minimum required sight distance in both directions, a driveway location with adequate sight distance must be provided or the lot will have to be combined with a lot that has adequate sight distance.  
4. Meeting all applicable requirements of the City of Knoxville Department of Engineering.  
5. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

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

Comments: The applicant is proposing to subdivide 3 existing lots (5.1 acres total) into 12 lots. The property is zoned R-1 (Low Density Residential) which requires a minimum lot size of 7500 square feet (sqft) for a house. The proposed lots range in size from 13,374 sqft to 38,843 sqft.

The rear portion of this property is very flat and adjoins Knob Creek, which runs parallel W. Ford Valley Rd. and has a 30-foot buffer. Being that the rear of the property is so flat, there is very little grade to channel stormwater to a basin and to construct walls for a basin. Because of this, the concept stormwater plan includes two shallow stormwater basins as shown in the concept plan.

In order to located houses out of the low lying areas that have a high potential of flooding, the houses will be located near W. Ford Valley Rd. and fill dirt will be used on many lots to raise the front yard of the house and allow for adequate driveway access. The finished floor elevation of all houses will be no less than 3 feet below the adjacent W. Ford Valley Rd. elevation, or 912 feet, whichever is greater. The proposed finished floor elevations are adequate to be above the elevation subject to flood.

Adequate sight distance for the lots is a concern because of the curve in W. Ford Valley Road and the topography change from the road to the property. The surveyor has designated driveway locations for each lot on the concept plan, along with a conceptual grading plan. Of greatest concern are the lots near the bend in W. Ford Valley Road (Lots 1 - 8). Staff has recommended conditions that the sight distance for each lot must be submitted to City Engineering during Design Plan review and the sight distance must be certified for each lot prior to submission of a Final Plat application for the subdivision, and that an on-site turnaround area for the driveway be provided on each lot.

Action: Approved with Conditions      Meeting Date: 9/10/2015

Details of Action:  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. All lots shall be provided with an on-site turnaround area for the driveway.  
3. The applicant's surveyor shall provide driveway sight distance for all lots to the City of Knoxville Department of Engineering as part of the Design Plan review. Approval of all lots is contingent on all driveway locations being verified for sight distance prior to submission of the final plat application for the subdivision. Should any of the proposed driveway locations not meet the minimum required sight distance in both directions, a driveway location with adequate sight distance must be provided or the lot will have to be combined with a lot that has adequate sight distance.  
4. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

5. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

**Summary of Action:**

APPROVE the concept plan for the subdivision of up to 12 lots, subject to 5 conditions:

**Date of Approval:**

9/10/2015

**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:**