CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 9-SG-05-C Related File Number: 9-H-05-UR

Application Filed: 8/8/2005 **Date of Revision:**

Applicant: JOHN CAPPS BUILDERS

Owner: JOHN CAPPS BUILDERS, LLC



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: East side of Hill Rd., south of Fort Sumter Rd.

Other Parcel Info.:

Tax ID Number: 28 130 Jurisdiction: County

Size of Tract: 20.11 acres

Accessibility: Access is via Hill Rd., a minor collector street with a 20' pavement width within a 40' - 50' right of way,

and Smoke Tree Rd., a local street with a 26' pavement width within a 50' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use: North: Residences / PR (Planned Residential) & A (Agricultural)

South: Residences / RA (Low Density Residential)

East: Vacant land and residences / A (Agricultural) & RA (Low Density Residential) West: Vacant land and residences / A (Agricultural) & RA (Low Density Residential)

Proposed Use: Detached single-family subdivision Density: 2.73 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:

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)

1/31/2007 02:41 PM Page 1 of 3

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Rhodes Hill Subdivision Subdivision Name:

Robert G. Campbell and Associates Surveyor:

No. of Lots Proposed: 55 No. of Lots Approved: 55

1. Reverse curve tangent variance on Road A between Curve A-1 and Curve A-2 from 50' to 9.79'. Variances Requested:

> 2. Vertical curve variance on Road A at STA 10+50 from 175' to 100'. 3. Vertical curve variance on Road A at STA 13+00 from 500' to 400'. 4. Vertical curve variance on Road B at STA 20+50 from 135' to 100'.

5. Vertical curve variance on Smoke Tree Road at STA 51+40 from 151.33' to 110'. 6. Vertical curve variance on Smoke Tree Road at STA 52+50 from 125' to 110'.

7. Vertical curve variance on Smoke Tree Road at STA 53+45 from 105' to 75'.

8. Maximum street grade variance on Smoke Tree Road from 12% to 15%.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Tom Brechko Planner In Charge:

APPROVE variances 1-8 because the site's topography restricts compliance with the Subdivision Staff Recomm. (Abbr.):

Regulations, and the proposed variances will not create a traffic hazard

APPROVE the concept plan subject to 9 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. Adding a note to the concept plan that intersection grades up to 3% have been approved by the Knox County Department of Engineering and Public Works.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Hill Rd. at the subdivision entrance.

6. Placing a note on the final plat that all lots with the exception of Lot 54 will have access only to the internal street system.

7. Placing a note on the final plat that Lot 1 shall have access only to the street identified as Road B.

8. Meeting all requirements of the approved use on review development plan.

9. 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.

The applicant is proposing to subdivide this 20.11 acre site into 55 detached single-family lots at a density of 2.73 du/ac. The Planning Commission recommended approval of a rezoning to PR (Planned residential) at a density of 1-3 du/ac on July 14, 2005 (7-E-05-RZ). The Knox County Commission approved the rezoning request on August 22, 2005.

The primary access to the site is Hill Rd., a minor collector street with a 20' pavement width within a 40' - 50' right of way. A secondary access is provided through a connection to Smoke Tree Rd., a local street with a 26' pavement width within a 50' right of way located in Overlook Estates Subdivision. When it was subdivided, Overlook Estates Subdivision included four stub out streets to adjoining property. Section 62-96 "Extension of Street" of the Minimum Subdivision Regulations encourages the extension of streets into adjacent property.

The applicant is requesting a reduction of the peripheral setback along the property boundary with Graybeal Crossing to the north (zoned PR) from 35' to 25'.

MPC Action: Approved as Modified MPC Meeting Date: 9/8/2005

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County

1/31/2007 02:41 PM Page 2 of 3

Comments:

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. Adding a note to the concept plan that intersection grades up to 3% have been approved by the Knox County Department of Engineering and Public Works.
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- 5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Hill Rd. at the subdivision entrance.
- 6. Placing a note on the final plat that all lots with the exception of Lot 54 will have access only to the internal street system.
- 7. Placing a note on the final plat that Lot 1 shall have access only to the street identified as Road B.
- 8. Meeting all requirements of the approved use on review development plan.
- 9. 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.
- 10. (MPC Addition) Prior to design plan approval, submitting a revised concept plan to MPC and County Engineering Staff for approval, showing the removal of the proposed street connection to Smoke Tree Road in Overlook Estates Subdivision.

Summary of MPC action:

APPROVE variances 1-8 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:9/8/2005Date 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: |

1/31/2007 02:41 PM Page 3 of 3