

▶ **FILE #:** 4-SD-07-C

**AGENDA ITEM #:** 20

**AGENDA DATE:** 4/12/2007

▶ **SUBDIVISION:** JOHN HILL SUBDIVISION

▶ **APPLICANT/DEVELOPER:** JOHN HILL

OWNER(S): JOHN HILL

TAX IDENTIFICATION: 19 101

JURISDICTION: County Commission District 8

▶ **LOCATION:** Northeast end of Brownlow Rd., east of Salem Church Rd.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 4.88 acres

▶ **ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:  
 North: Vacant land / A (Agricultural)  
 South: Residences / RA (Low Density Residential)  
 East: Vacant land / A (Agricultural)  
 West: Residences / RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 3

SURVEYOR/ENGINEER: Robert G. Campbell and Associates

ACCESSIBILITY: Access is via Brownlow Rd., a local street with a 26' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance for curve C-1, from 250' to 200'
2. Vertical curve variance at STA 10+83, from 187.5' to 135'
3. Extending a public street without providing a permanent cul-de-sac turnaround.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 - 3 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 5 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkhole/closed contour area identified on the plat. 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. Engineered footings may be required for any structures within the 50' sinkhole buffer.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.
5. 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.

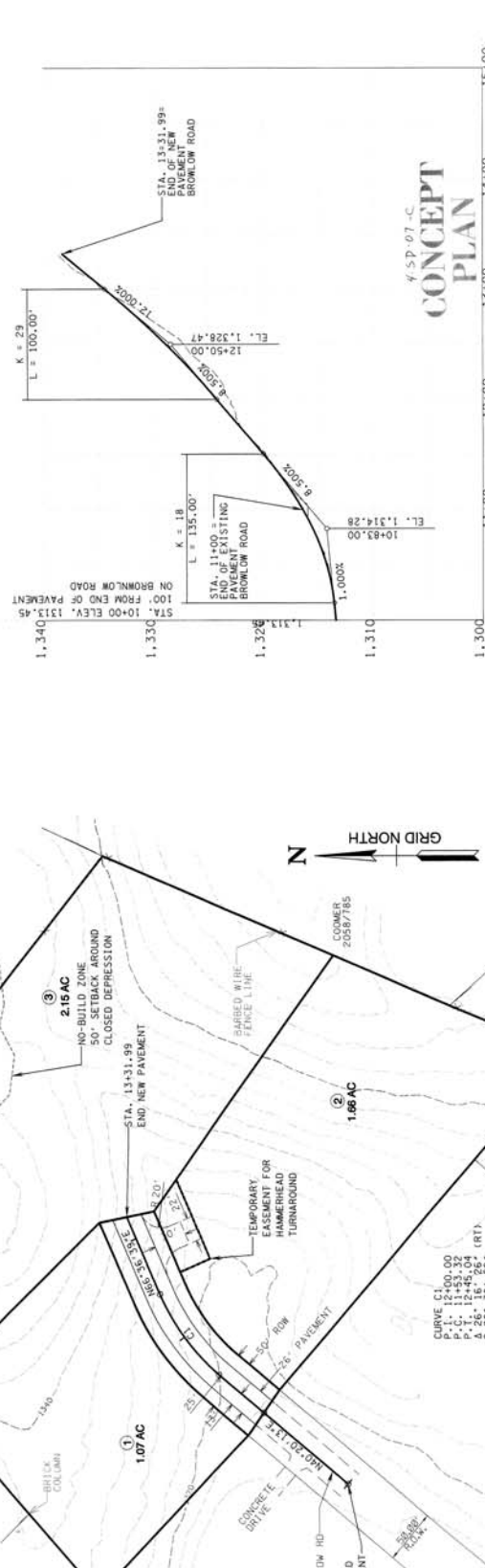
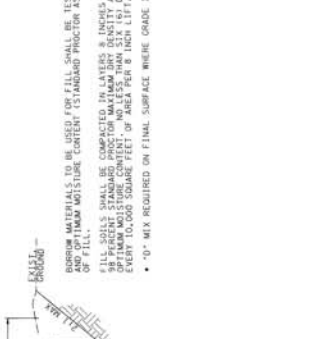
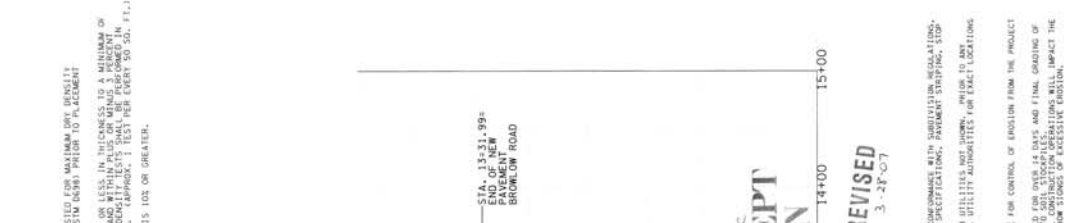
With the conditions noted, this plan meets the requirements for approval of a concept plan in the RA zoning district.

**COMMENTS:**

The applicant is proposing to extend Brownlow Rd., a public local street serving Sumter Hills Subdivision into a 4.88 acre tract, subdividing that tract into three lots at a density of 0.61 du/ac. The street will be extended approximately 220' and will be provided with a hammerhead design turnaround located within a temporary easement. There is no turnaround provided at the end of the existing street. The three lots range in size from 1.07 to 2.15 acres.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.





- NOTES:
- 1) EXISTING CONTOURS FROM GROUND SURVEY INFORMATION PROVIDED BY AGES.
  - 2) EXISTING CONDITIONS TO BE MAINTAINED SHALL BE INDICATED BY DASHED LINES. UNLESS OTHERWISE NOTED, ALL UTILITIES SHALL BE SHOWN AS THEY EXIST AND NOT AS THEY WERE LOCATED AT AN EARLIER DATE. EXISTING UTILITIES SHALL BE INDICATED BY DASHED LINES.
  - 3) EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
  - 4) EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
  - 5) EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
  - 6) EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
  - 7) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 8) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 9) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 10) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 11) TEMPORARY HAMMERHEAD TURNAROUND DUE TO TOPOGRAPHY.
  - 12) HORIZONTAL CURVE VERTICES STARTING AT STA. 11+00 FROM 250' RADIUS TO 200' RADIUS DUE TO TOPOGRAPHY.
  - 13) VERTICAL CURVE VERTICES STARTING AT STA. 10+00 FROM 200' RADIUS TO 200' RADIUS DUE TO TOPOGRAPHY.
  - 14) TEMPORARY HAMMERHEAD TURNAROUND DUE TO TOPOGRAPHY.
  - 15) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 16) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 17) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 18) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 19) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 20) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 21) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 22) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 23) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 24) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 25) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 26) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 27) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 28) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 29) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 30) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 31) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 32) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 33) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 34) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 35) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 36) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 37) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 38) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 39) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 40) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 41) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 42) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 43) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 44) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 45) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 46) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 47) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 48) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 49) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.
  - 50) ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AT ALL TIMES.

NO. DATE DESCRIPTION REVISIONS

NO.	DATE	DESCRIPTION	REVISIONS
1	03/27/07	CONCEPT PLAN	1

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.  
1925 TAGGART LAKE  
KNOXVILLE, TN 37938  
PHONE: (865) 596-2996  
FAX: (865) 847-0259

DEVELOPER: JOHN HILL  
CAMPBELL GAP RD  
POMELL, TN 37849  
PHONE: (865) 922-2551

**ROBERT G. CAMPBELL & ASSOC., L.P.**  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

**RGC&A**