



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 1-SA-07-C **AGENDA ITEM #:** 18
POSTPONEMENT(S): 1/11/2007 **AGENDA DATE:** 2/8/2007

▶ **SUBDIVISION:** SUTTON GLEN
▶ **APPLICANT/DEVELOPER:** WD PROPERTIES
OWNER(S): DEBBIE AND WALKER DIDDLE W. D. PROPERTIES

TAX IDENTIFICATION: 120 C E 007, 028 & 032
JURISDICTION: City Council District 2
▶ **LOCATION:** East side of Sutton Ln., north side of I-40/I-75.
SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
▶ **APPROXIMATE ACREAGE:** 7.5 acres

▶ **ZONING:** R-1E (Low Density Exclusive Residential)
▶ **EXISTING LAND USE:** Residence
▶ **PROPOSED USE:** Detached Residential Subdivision
SURROUNDING LAND USE AND ZONING: North: Residences / R-1E (Low Density Exclusive Residential)
South: I-40/I-75 / R-1E (Low Density Exclusive Residential)
East: Residences/ R-1E (Low Density Exclusive Residential)
West: Residences / R-1E (Low Density Exclusive Residential)

▶ **NUMBER OF LOTS:** 21
SURVEYOR/ENGINEER: Scott Williams
ACCESSIBILITY: Access is via Kennon Rd., a local street with a 17' pavement width within a 50' right-of-way.
▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Horizontal curve variance at STA 2+20, from 250' to 184'
2. Horizontal curve variance at STA 5+00, from 250' to 100'
3. Horizontal curve variance at STA 10+80, from 250' to 100'
4. Vertical curve variance at STA 3+82.23, from 262.5' to 210'
5. Corner radius variance (R-O-W) at the northwest corner of the intersection of the subdivision street and Kennon Rd., from 25' to 10'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 - 5 because the shape of the property restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 7 conditions

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 Knoxville (City Ord. 0-280-90).
3. Providing all applicable easements for the detention pond as required by the Knoxville Engineering Division.
4. Meeting all applicable requirements of the Knoxville Engineering Division.
5. Adding a note to the final plat that the existing house on Lot 9 encroaches into the 30' KUB easement.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will

be responsible for maintenance of the common area and drainage system.

7. 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 R-1E district.

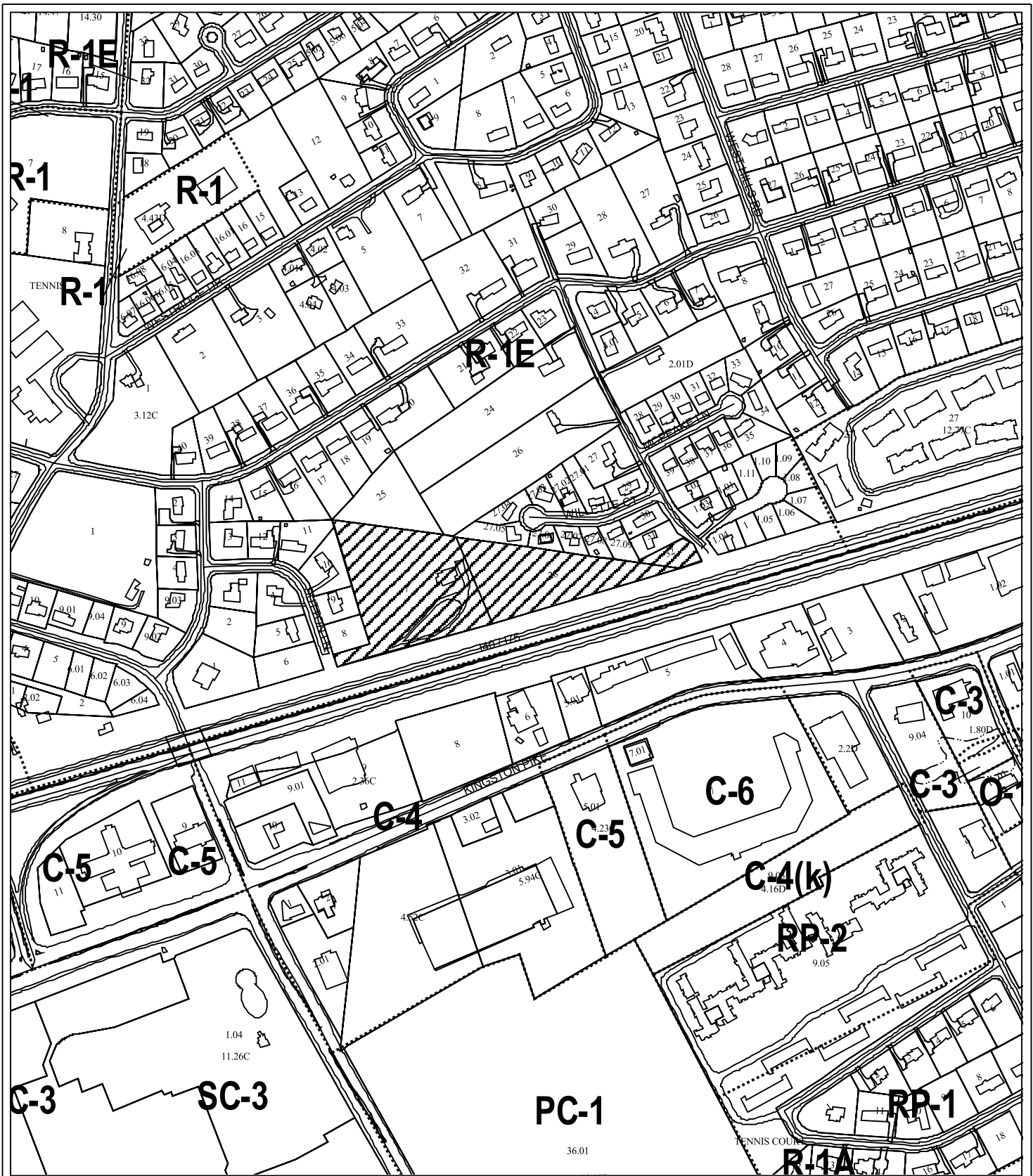
COMMENTS:

The applicant is proposing to subdivide this 7.5 acre tract into 21 lots at a density of 2.8 du/ac. The property is zoned R-1E (Low Density Exclusive Residential) which is the predominant zoning for this area on the north side of I-40/I-75. The minimum lot size in the R-1E (Single Family Exclusive Residential) zoning district is 7500 square feet. The proposed lots range in size from approximately 7500 square feet to 29,209 square feet.

Access to the subdivision will be via Kennon Rd., a local access street. While the subdivision also has frontage on Sutton Ln., the use of that frontage for access for the new subdivision could not be worked out in an acceptable manner. The proposed street serving the subdivision will be aligned with Kennon Springs Ln. which is located on the east side of Kennon Rd. With this alignment, a corner radius variance is needed.

There is a 150' wide TVA easement and a 30' wide KUB easement crossing the property which will place restrictions on the use of Lots 1 - 3, 7 - 9 and 21. A building site is available on these lots outside of the easements.

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




1-SA-07-C
CONCEPT PLAN

Subdivision: Sutton Glen

Map No: 120

Jurisdiction: City



 Approval of a Concept Plan

Original Print Date: 01/31/07 Revised: 01/31/07
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

