

11. Vertical curve variance Road G at STA 4+44.37, from 200' to 160'
12. Vertical curve variance Road E at STA 0+60.78, from 135' to 90'
13. Vertical curve variance Road G at STA 0+69.27, from 135' to 110'
14. Vertical curve variance Road F at STA 0+57.50, from 127.5' to 85'

STAFF RECOMMENDATION:

- **APPROVE** variances 1-14 because the site's topography restricts compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.

APPROVE the concept plan subject to 11 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 Knox County (County Ord. 91-1-102).
3. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes/closed contour areas 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. Combining Lots 58 and 113 with the adjoining lots since building sites do not exist on those lots outside of the sinkholes/closed contour areas.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes.
6. Obtaining off-site drainage easements as determined by the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Revising the concept plan to show how legal access is provided to Tax Parcel 077 12804. It appears that this lot was subdivided on November 29, 2006 by deed only and did not go through the platting process as required. It needs to be determined if access should be provided to Road A.
9. Placing a note on the final plat that all lots will have access only to the internal street system.
10. Meeting all requirements of the approved use-on-review development plan.
11. 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.

- **APPROVE the development plan for up to 139 detached residential dwellings on individual lots subject to 2 conditions.**

1. Meeting all applicable requirements of the approved Concept Subdivision plan.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use-on-review

COMMENTS:

The applicant is proposing to subdivide this 53 acre tract into 139 detached residential lots at a density of 2.62 du/ac. The Knox County Commission approved the rezoning request for this property to PR (Planned Residential) at up to 3 du/ac on September 25, 2006.

Due to the number of proposed lots, a traffic impact study was prepared and submitted for Staff review. The traffic study that was prepared by Cannon & Cannon, Inc., concluded that the traffic generated by the proposed development will have an impact on traffic operational conditions at the intersection of W. Emory Rd. and Copper Ridge Rd. It was determined that a left turn lane on W. Emory Rd. at this intersection is currently justified. Any improvements at this intersection are under the jurisdiction of the Tennessee Department of Transportation.

There are four sinkholes/closed contour areas located on this property. The sinkholes and a 50' building setback from the top of the sinkholes/ closed contour areas shall be designated on the final plat. All lots in the area of these features must have a suitable building area outside of the setback area. An option would be to have a geotechnical study conducted by a registered engineer that would identify that building within the 50' building setback area 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.

Since building sites do not exist on Lots 58 and 113 outside of the closed contours the two lots need to be combined with the adjoining lots.

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 utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 2.62 du/ac, is consistent in use and density (up to 3 du/ac) with the recent rezoning. Other subdivision development in the area is occurring under the PR zoning district at similar densities.
3. Any school age children living in this development are presently zoned to attend Karns Elementary, Middle and High Schools.

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

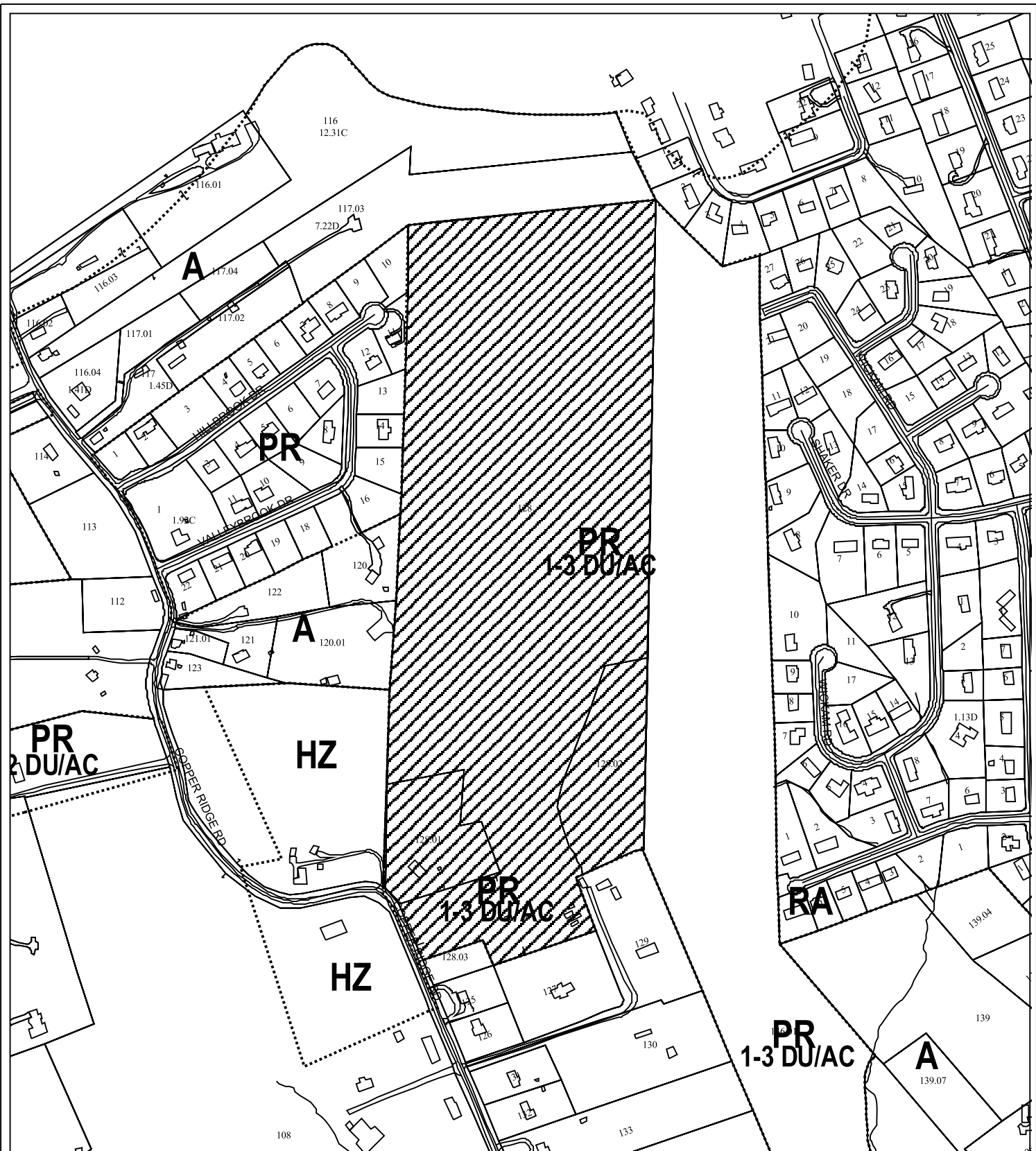
1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Northwest County Sector Plan identifies this property as low density residential. The site is located in the Planned Growth Area of the Growth Policy Plan. The PR zoning approved for this site will allow a density up to 3 du/ac. With a proposed density of 2.62 du/ac, the proposed subdivision is consistent with the Sector Plan and Growth Policy Plan.

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

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



2-SG-07-C/2-G-07-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached residential subdivision in PR (Planned Residential)

Original Print Date: 01/22/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Cagle Property Subdivision
 Sundown Properties

Map No: 77

Jurisdiction: County





CLIENT: ALLAN SMITH
 DATE: 1/1/2007
 PROJECT: CPT3
 SCALE: 1" = 20'

Scott Williams and Associates
 CONSULTING ENGINEERS
 818 YELLOW BONE LANE
 SUITE 100
 WASHINGTON, DC 20002

CONCEPT GRADING AND DRAINAGE PLAN
 CAGLE PROPERTY
 CORNER 8100 ROAD
 KNOX COUNTY, TENNESSEE

NOT FOR CONSTRUCTION

