

▶ **FILE #:** 1-SC-07-C **AGENDA ITEM #:** 14  
 1-G-07-UR **AGENDA DATE:** 3/8/2007

POSTPONEMENT(S): 1/11/2007-2/8/2007

▶ **SUBDIVISION:** CHRISTIAN SPRINGS  
 ▶ **APPLICANT/DEVELOPER:** SPRADLIN PLACE DEVELOPMENT, LLC.  
 OWNER(S): TERRY WEAR

TAX IDENTIFICATION: 30 080.13 - 080.15 PART OF 080.09, 080.10 & 080.12

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southeast side of Maloneyville Rd., southeast of Stair Dr.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 46.39 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Partially developed subdivision

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land / A (Agricultural)  
 South: Residences / PR (Planned Residential)  
 East: Residences and vacant land / A (Agricultural)  
 West: Residences / PR (Planned Residential) & A (Agricultural)

▶ **NUMBER OF LOTS:** 108

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Maloneyville Rd., a collector street with a pavement width of 18' within a 40' right-of-way and existing local streets within the previously developed portion of Christian Springs Subdivision.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
 1. Horizontal curve radius from 250' to 100' at sta 11+50 of Rd. "A"  
 2. Horizontal curve radius from 250' to 125' at sta 0+50 of Christian Springs Dr.  
 3. Horizontal curve radius from 250' to 175' at sta 6+50 of Christian Springs Dr.

**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 12 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).

3. Provision of 75' transition radii in each cul-de-sac and 25' corner property and pavement radii.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC).
5. Prior to final plat approval, the applicant's surveyor must certify 400' of sight distance in each direction at the Maloneyville Rd. Entrance to this development.
6. Provide on the final plat a sight distance easement across lots that abut Maloneyville Rd. as may be required by the Knox County Dept. of Engineering and Public Works
7. Improve Maloneyville Rd. per the requirements of the Knox County Dept. of Engineering and Public Works to improve the sight distance at the intersection of Road D
9. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
10. Meeting all requirements of the approved use on review development plan.
11. Approval of the rezoning of this site by the Knox County Commission at a density that will permit the number of lots proposed on this plan.
12. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC Staff.

► **APPROVE the development plan for up to 108 detached dwellings on individual lots subject to 2 conditions**

1. Meeting all requirements of the approved concept 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 a 108 lot addition to Christian Springs Subdivision on Maloneyville Rd off of Tazewell Pk. Christian Springs Subdivision was originally approved in 2001. Approximately 100 lots have been developed and have final plat approval. The existing developed portion of the subdivision uses Stair Dr. for access out of the development. This plan proposes an access from the subdivision directly to Maloneyville Rd. At the time staff reviewed the previous plan, we noted concerns regarding the sight distance at the proposed Maloneyville Rd. entrance. It was discussed at that time that as part of developing this entrance to the subdivision, the applicant may be required to lower Maloneyville Rd. in order to obtain the necessary sight distance at the entrance. If this is necessary, any proposed work in the right-of-way of Maloneyville Road would have to be done with the approval and under the supervision of the Knox County Dept. of Engineering and Public Works.

The site is traversed by three streams and has a high water table. The staff has requested the applicant seek expert advice regarding the development of this site considering the soil moisture characteristics of this site. The Knox County Engineer Dept. has advised the applicant that a specialist in hydro science will have to identify a suitable building site for each lot in the high water table area as part of the design plan. If a suitable building site can not be found on each lot, those unsuitable lots will be lost.

Due to the number of lots proposed in this subdivision, staff requested that land be devoted to common open space and recreation. The developer is showing the area around an existing pond on the site be reserved for common use. The plan shows that area and one other area is being set aside for common use by the residents.

**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 2.32 du/ac, is consistent in use and density (up to 2.5 du/ac) with the recommended zoning.
3. With the addition of the property fronting on Maloneyville Rd., a second access will be provided to this development that will contain more than 150 lots when completed.
4. Any school age children living in this development are presently zoned to attend Gibbs Elementary, Holston, Middle and Gibbs High Schools.

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

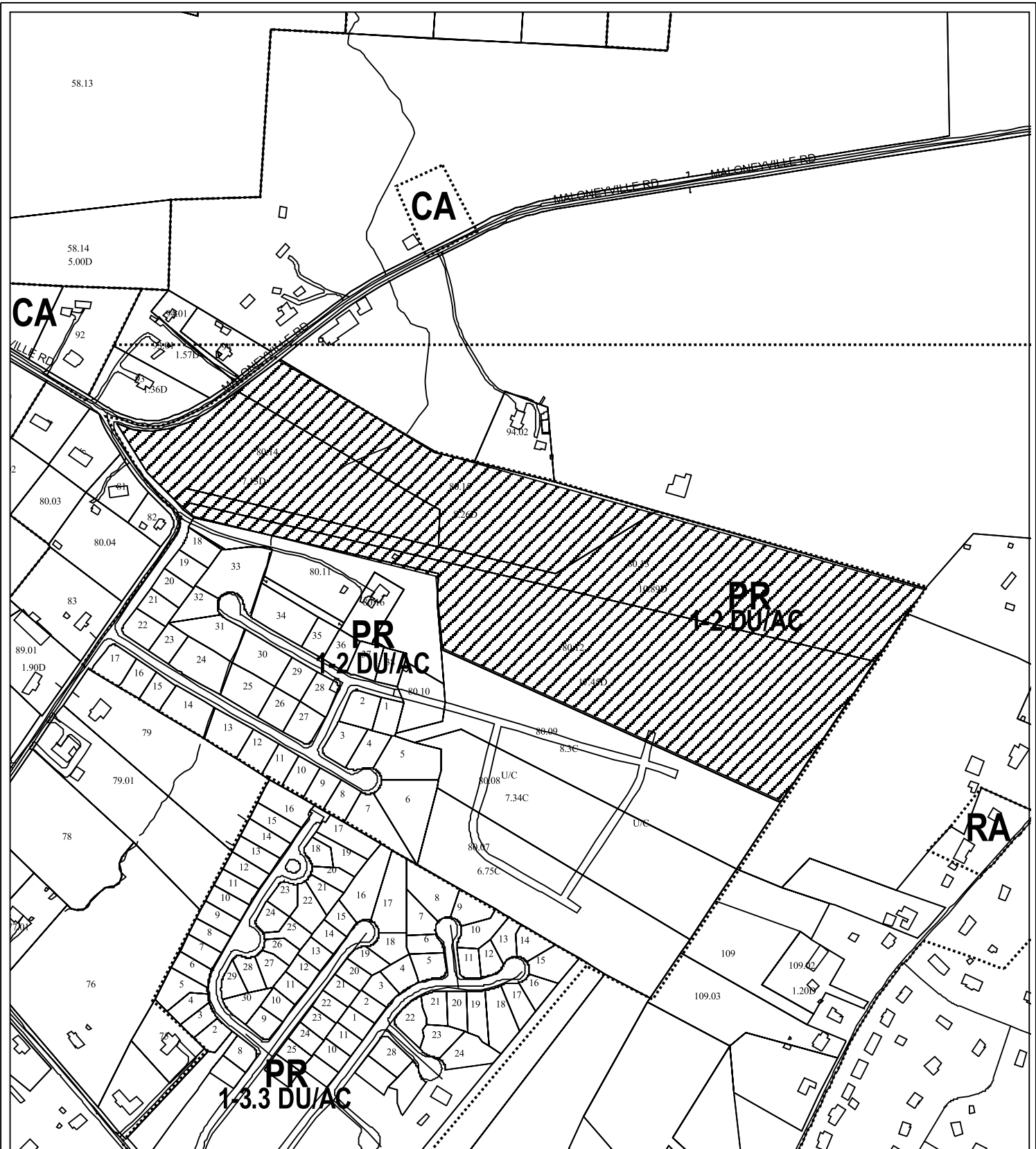
1. The proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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. With direct access to a collector street, the proposed subdivision will not draw additional traffic through residential neighborhoods.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan has been recommended for amendment to show this site for low density residential uses and stream protection area. The recommended PR zoning for the site would allow a density up to 2.5 du/ac. At a proposed density of 2.32 du/ac, the proposed subdivision is consistent with the recommended Sector Plan and zoning designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.



**1-SC-07-C/1-G-07-UR  
CONCEPT PLAN/USE ON REVIEW**

 Detached residential development in PR (Planned Residential)

Original Print Date: 03/01/07      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Christian Springs  
Spradlin Place  
Development, LLC.

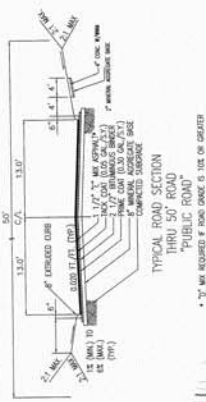
Map No: 30

Jurisdiction: County





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**CONCEPT PLAN**  
**U.O.R. DATE**  
 1-24-07  
 1-6-07-UR

CONCEPT PLAN FOR  
 CHRISTIAN SPRINGS S/D, FUTURE UNITS

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 SHEET 1 OF 2

241159-F-C

CONCEPT PLAN FOR  
 CHRISTIAN SPRINGS S/D, FUTURE UNITS

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