



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT

FILE #: 10-SA-13-C

AGENDA ITEM #: 7

AGENDA DATE: 10/10/2013

SUBDIVISION: PELLISSIPPI VILLAGE

APPLICANT/DEVELOPER: M & M PARTNERS

OWNER(S): Wallace McClure

TAX IDENTIFICATION: 89 173

JURISDICTION: County Commission District 5

LOCATION: East side of George Light Rd. ,north side of Rather Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

APPROXIMATE ACREAGE:

ZONING: PR (Planned Residential)

EXISTING LAND USE: Developing subdivision

PROPOSED USE: Elimination of previously approved condition

SURROUNDING LAND USE AND ZONING: The area on the east side of Pellissippi Pkwy. is developed primarily with agricultural and rural residential uses, under A zoning. The site is within the Technology Overlay along the Pellissippi corridor. A technology type business is developed adjacent to this site to the southeast under BP/TO.

NUMBER OF LOTS: 0

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via George Light Rd., a local street with a pavement width of 14' to 16' within a 40' wide right-of-way.

SUBDIVISION VARIANCES REQUIRED: None

STAFF RECOMMENDATION:

APPROVE the request to alter condition #4 of 6-SB-11-C to permit widening of George Light Rd. to 18 ft. rather than 20 ft. as previously approved subject to 2 conditions

- 1. The applicant widening George Light Rd. from the northern boundary of lot 46 to the intersection with Rather Rd. to a minimum width of 18'. The widening is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works.
2. Meeting all other conditions of approval of 6-SB-11-C:
A. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
B. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
C. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
D. Prior to certification of the final plat for the subdivision, establishing a property owners association for the purpose of maintaining the storm water drainage system.
E. Certification on the final plat by the applicant's engineer that there is 300' of sight distance at the

proposed subdivision entrance at George Light Rd.

F. Place a note on the final plat that all lots except lots 45 and 46 will have access from the internal road system only

G. Provide a 10' wide side yard setback for lots 2-6 and 42-44 unless a detailed grading plan for those lots is approved by the Knox County Dept. of Engineering and Public Works that will permit the 5' side yard setback as requested

H. 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

COMMENTS:

The applicant received approval of a concept plan for 46 lots on this 12.87 acre site at the June 2011 MPC meeting. At present, George Light Road is only 14' to 16' feet wide. It is the practice of MPC to require road widening when the existing road(s) are less than 18' wide. As a condition of approval, MPC required the applicant to widen George Light Road from the northern boundary of proposed lot 46 back to the intersection with Rather Road to a width of 20 feet. Since that time the applicant has found that a water line is in place that will make the widening to 20 feet a practical impossibility. The Knox County Department of Engineering and Public Works is now recommending that widening of the road to 18 feet would be acceptable and would not require the water line to be under the road. To ease long term maintenance Knox County has a policy that discourages utilities under county roads.

ESTIMATED TRAFFIC IMPACT 507 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

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.