



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: W.J. Moore & Assoc.

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:

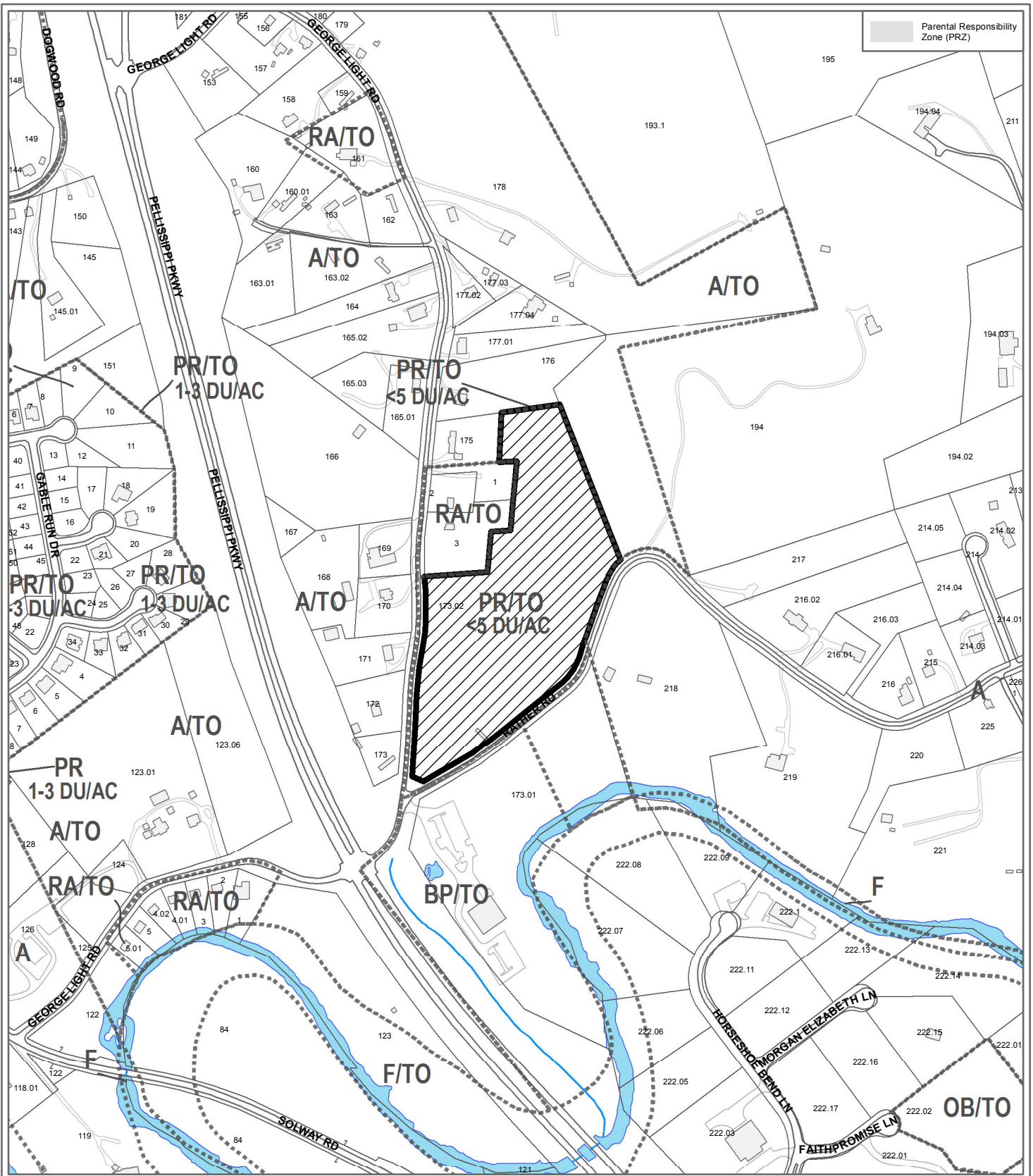
The applicant received approval of a concept plan for 46 lots on this 12.87 acre site at the June 2011 MPC meeting. At present, George Light Road is only 14' to 16' feet wide. It is the practice of MPC to require road widening when the existing road(s) are less than 18' wide. As a condition of approval, 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.



**10-SA-13-C
CONCEPT PLAN**

Subdivision: Pellissippi Village



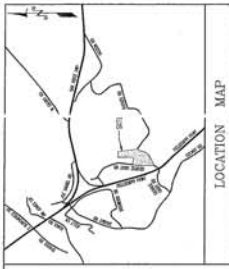
Approval of Concept Plan

Original Print Date: 9/25/2013
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

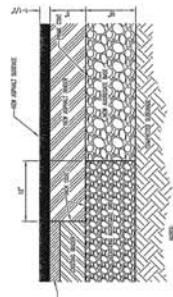
Map No: 89
 Jurisdiction: County





LOCATION MAP

REVISED CONCEPT:
 PROPOSED BRMS INCLUDING PELISSIPE LIGHT ROAD TO BE 18 FEET IN WIDTH DUE TO THE EXISTING WATERLINE AND POWER POLE LOCATION.



1. THE ROAD SHALL BE 18 FEET WIDE AT ALL LOCATIONS WITH AN 8' SIDEWALK ON EACH SIDE OF THE ROAD.

2. THE ROAD SHALL BE 18 FEET WIDE AT ALL LOCATIONS WITH AN 8' SIDEWALK ON EACH SIDE OF THE ROAD.

NOTE:
 CONTRACTOR TO MEET ALL REQUIREMENTS OF THE TENSAR CORPORATION. CONTRACTOR MUST CONTACT TENSAR CORPORATION AT 1-800-361-1111 FOR A CONFIRMATION NUMBER.

NOTE:
 CONTRACTOR TO NOTIFY BUYER BEFORE START OF CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY LOCATIONS. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DESIGNED BY: J. M. NORVELL, INC.
 1000 N. W. 11th St., Suite 100
 Ft. Lauderdale, FL 33304
 PHONE: (954) 585-4477
 FAX: (954) 585-4477



DESIGNED BY:
 M. & M. P. TAYLOR
 WALLACE MACLEOD, JR., TRUSTEE
 1000 N. W. 11th St., Suite 100
 Ft. Lauderdale, FL 33304
 PHONE: (954) 585-4477



REVISED CONCEPT PLAN FOR
 PELISSIPE VILLAGE
 CLT MAP 88, PARCEL 173.02
 DISTRICT-6 KNOX COUNTY, TN

SHEET 1 OF 1 SHEETS
 24250-C2

DATE: 09/04/13

NO.	DATE	REVISION	APPR.

DESIGNED: JMN
 DRAWN: JMN
 CHECKED: JMN

JANSON, HIMES, NORVELL & POE
 REGISTERED CIVIL ENGINEERS
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