



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

▶ **FILE #:** 3-SC-14-C

AGENDA ITEM #: 18

AGENDA DATE: 3/13/2014

▶ **SUBDIVISION:** VILLAGE AT BEARDEN

▶ **APPLICANT/DEVELOPER:** WORLEY BUILDERS, INC.

OWNER(S): Worley Builders, Inc.

TAX IDENTIFICATION: 106 G C 004-040

JURISDICTION: City Council District 3

STREET ADDRESS:

▶ **LOCATION:** West side of Francis Rd., south of Helmbolt Rd.

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 7.08 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Developed subdivision

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: This area is developed with residential uses at various densities, under R-1, R-1A, RP-1, R-2 and A-1 zoning.

▶ **NUMBER OF LOTS:** 0

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Francis Rd., a minor arterial street with 20' of pavement width within 65' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Horizontal curve variance from 250' to 200' at sta. 1+50 of Bearden View Ln.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because it is acceptable according to national road design guidelines and it will not create a traffic hazard**

APPROVE the concept plan subject to 3 conditions

1. Installing a 25 mph speed limit sign per the requirements of the Knoxville Engineering Dept.
2. Meeting all other applicable requirements of the Knoxville Engineering Dept.
3. Meeting all other conditions of the previously approved concept plan 12-SC-10-C

COMMENTS:

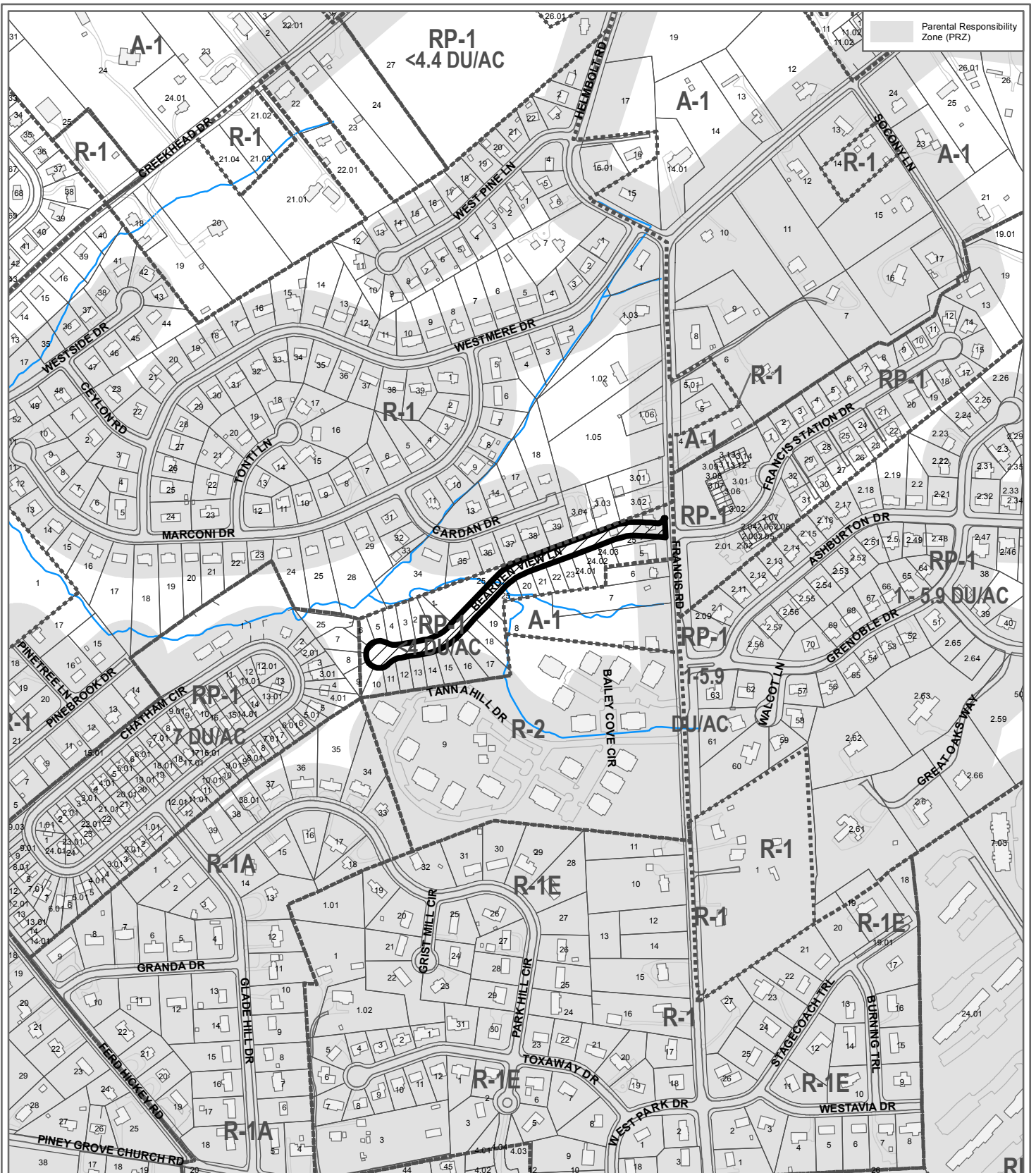
The applicant has developed the Village at Bearden Subdivision. He has requested that the City Engineering Department release the road construction bond for the new street that was built in this subdivision. The final inspection of the street revealed that the road was not constructed as approved and would require the approval of the requested variance. If the variance is approved the bond can be released and the road can be accepted as a public street. The City Engineering Department is recommending approval of this request

subject to the developer installing a twenty-five mile per hour speed limit sign in this development.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**3-SC-14-C
CONCEPT PLAN**

Subdivision: Village at BearDEN



Approval of Concept Plan

Map No: 106

Jurisdiction: City

Original Print Date: 2/24/2014
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

