

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 1-SA-14-C                      **Related File Number:**  
**Application Filed:** 11/22/2013              **Date of Revision:**  
**Applicant:** PRIMOS LAND CO., LLC

### PROPERTY INFORMATION

**General Location:** North end of Rushland Park Blvd., north of Millertown Pike and west of Harris Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 50 PART OF 133                      **Jurisdiction:** County  
**Size of Tract:** 25.2 acres  
**Accessibility:** Access is via Rushland Park Blvd., a local street with a 26' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Vacant land / PR (Planned Residential)  
South: Residences and vacant land / PR (Planned Residential)  
East: Vacant land and residences / PR (Planned Residential)  
West: Vacant land / A (Agricultural)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 1.825 du/ac  
**Sector Plan:** Northeast County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Rushland Park, Phase IV  
**No. of Lots Proposed:** 46      **No. of Lots Approved:** 46  
**Variances Requested:** 1. Vertical curve variance at STA 2+45 on Rushland Park Blvd., from 157' to 77.9'.  
2. Vertical curve variance at STA 3+60 on Rushland Park Blvd., from 250' to 100'.  
3. Vertical curve variance at STA 0+70 on 40' JPE, from 225' to 140'.  
**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Tom Brechko  
**Staff Recomm. (Abbr.):** APPROVE variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.  
**Staff Recomm. (Full):** APPROVE the concept plan for up to 46 detached residential lots subject to 7 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 (91-1-102)  
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act ( ADA), and shall be installed at the time the street improvements are installed for the subdivision.  
4. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement.  
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works  
6. 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  
7. 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 concept plan and a use on review.

**Comments:** The applicant is proposing to subdivide this 25.2 acre site into 46 detached residential lots at a density of 1.825 du/ac. This property is a portion of the remaining 70 acres of undeveloped land within Rushland Park Subdivision.

The original concept plan (5-SN-05-C/5-O-05-UR) for Rushland Park Subdivision was approved on May 12, 2005. The original approval was for 140 detached residential lots and 85 townhouse condominium units. A revision to the concept plan (6-SA-07-C/6-D-07-UR) was approved on June 14, 2007. The revision converted 59 condominium units to 27 detached residential lots changing the total units to 167 lots and 26 condominium units. To date there are 73 platted lots and 26 condominium units approved and under construction. While the use on review approvals are still valid, the concept plan approvals for the balance of the subdivision have expired.

The applicant is requesting a new concept plan approval for 46 of the of remaining 94 lots approved under the use on review applications. This portion of the development was originally approved for up to 41 detached residential lots. The overall density for the existing development and lots included in this application is 2.49 du/ac. The applicant will be proposing a significant reduction in the number of lots in the future development area north of this site.

A traffic impact study was prepared for the original subdivision. The recommended road improvements which included an eastbound left turn deceleration and storage lane on Millertown Pike at the proposed entrance have been installed. It has been determined that no additional traffic improvements are necessary.

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 water and sewer utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the existing zoning.

**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 a PR 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. The use will not draw additional traffic through residential areas since the access for the subdivision is off of a minor arterial street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The proposed development is consistent with the Northeast County Sector Plan proposal of low density residential uses and slope protection. The PR zoning approved for this site will allow a density up to 4 du/ac. At a proposed density of 1.825 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning density.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 1/9/2014

**Details of Action:**

**Summary of Action:** APPROVE variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.

APPROVE the concept plan for up to 46 detached residential lots subject to 7 conditions.

**Date of Approval:** 1/9/2014 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Chancery Court

**Date of Legislative Action:** **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**