

# 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-18-C                      **Related File Number:** 1-E-18-UR  
**Application Filed:** 11/27/2017              **Date of Revision:**  
**Applicant:** PRIMOS LAND CO. LLC

## PROPERTY INFORMATION

**General Location:** North side Crippen Rd, west side Recreation Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 38 142, 142.01                      **Jurisdiction:** County  
**Size of Tract:** 10.58 acres  
**Accessibility:** Access is via Crippen Rd., a minor collector street with 18' of pavement width within 40' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural residential and vacant land  
**Surrounding Land Use:** This area is developed with low to medium density residential uses and a community park and recreation center under A, RB, and PR zoning.  
**Proposed Use:** Detached residential subdivision                      **Density:** 3.5 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 4213 Crippen Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) pending  
**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:** Crippen Road Development  
**No. of Lots Proposed:** 37      **No. of Lots Approved:** 0  
**Variances Requested:** 1) Right-of-way dedication reduction variance on Crippen Rd., from 30' to 25'.  
**S/D Name Change:**

## **OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

## **MPC ACTION AND DISPOSITION**

**Planner In Charge:** Mike Reynolds

**Staff Recomm. (Abbr.):** DENY variance 1 as recommended by MPC and Knox County Engineering and Public Works staff.

APPROVE the Concept Plan subject to 9 conditions.

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Obtaining zoning approval by County Commission for PR (Planned Residential).
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
4. Revising the concept plan to add a 5' wide sidewalk and a minimum 2' vegetative strip along Crippen Rd. The design and location of the sidewalk shall be approved by Knox County Department of Engineering and Public Works during design plan review.
5. Installation of sidewalks as identified on the revised concept plan, include the pedestrian connection to Recreation Lane between lots 18 & 19 and along Crippen Road, if required as recommended. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Prior to certification of the final plat for the first phase of the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities and drainage system.
8. Placing a note on the final plat that all lots will have access only to the internal street system.
9. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Comments:** This proposal is for a 37 lot subdivision on 10.58 acres at a density of 3.5 du/ac. The Planning Commission recommended approval of PR (Planned Residential) zoning up to 5 du/ac in December 2017 (12-E-17-RZ) and Knox County Commission will consider approval of the rezoning on January 22, 2018.

Staff is recommending denial of the right-of-way reduction variance because Crippen Road is a minor collector street and because of the potential need for future improvements to this road. The property is adjacent to Halls Senior Center and Halls Community Park / Greenway, and is about a half mile east of Maynardville Pike. To the east of the subject property are large tracks of undeveloped land along Crippen Road that are recommended for low density residential (LDR) uses on the Sector Plan.

The subject site is within the Parental Responsibility Zone (PRZ) for Halls Middle School and Halls High School. The developer proposes a sidewalk on one side of the internal street and a pedestrian connection at the end of the cul-de-sac to Recreation Lane. Staff is recommending a sidewalk also be installed along Crippen Road because the development is located within a PRZ.

**Action:** Approved      **Meeting Date:** 1/11/2018

**Details of Action:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Obtaining zoning approval by County Commission for PR (Planned Residential).
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
4. Installation of sidewalks as identified on the revised concept plan, include the pedestrian connection to Recreation Lane between lots 18 & 19 and along Crippen Road, if required as recommended. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox

County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.

5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

6. Prior to certification of the final plat for the first phase of the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities and drainage system.

7. Placing a note on the final plat that all lots will have access only to the internal street system.

8. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Summary of Action:**

DENY variance 1 as recommended by MPC and Knox County Engineering and Public Works staff.

APPROVE the Concept Plan subject to 8 conditions.

**Date of Approval:**

1/11/2018

**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:**