

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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www.knoxmpc.org

File Number: 1-SB-04-C **Related File Number:**
Application Filed: 12/8/2003 **Date of Revision:**
Applicant: WIDE HORIZON DEVELOPMENT
Owner: M.A. SCHUBERT

PROPERTY INFORMATION

General Location: East side of Lawford Rd., north of Scottswood Circle
Other Parcel Info.:
Tax ID Number: 120 M A 012 **Jurisdiction:** City
Size of Tract: 13.28 acres
Accessibility: Access is via Lawford Rd., a local street with a pavement width of 26' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned R-1 residential, C-6 commercial, I-2 industrial and F-1 Floodway. Development consists of single family dwellings and a religious community center in the R-1 zone, a mental health facility in the C-6 zone and a distribution facility in the I-2 zone.
Proposed Use: Detached single family subdivision **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside 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: R-1 (Single Family Residential) & F-1 (Floodway)
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: Westmoreland Estates

Surveyor: Roth Land Surveying

No. of Lots Proposed: 22 **No. of Lots Approved:** 0

Variances Requested:

1. Horizontal curve variance from 250' to 125' at sta. 0+75 of Road A.
2. Horizontal curve variance from 250' to 100' at sta. 2+50 of Road A.
3. Horizontal curve variance from 250' to 100' at sta. 8+50 of Road A.
4. Grade at intersection from 1% to 2% at Lawford Road and Road A.
5. Grade at intersection from 1% to 2% at Road A and Road B.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE variances 1-5 because the site's topography restricts compliance with the Subdivision Regulations.

APPROVE the concept plan subject to 9 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all requirements of the Knoxville Dept. of Engineering.
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville, O-280-90.
5. Delineating on the plan the 500 year and 100 year flood boundaries, the floodway fringe and the no-fill areas.
6. Establishing Minimum Floor Elevations (MFE) for lots 14,15,19,20 and 21.
7. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
8. Installing fencing and landscaping between the railroad tracks and the rear of lots 3 through 10. It is to be comparable to the existing fencing and landscaping that was done as part of the previous units of this subdivision.
9. 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:

This is Unit 3 of Westmoreland Estates. The first two units of this subdivision were developed in the 1980's. This unit will contain 22 lots. A tributary to Fourth Creek flows through this site. Due to the proximity to the stream, the Knoxville Engineering Dept. will require minimum floor elevations be established for a number of the lots in this development.

The north side of the development is bounded by the main line of the Norfolk Southern Railroad. In the previous units of the subdivision, the developer has used fencing, landscaping and berming to provide separation between the rail line and the residential lots. Staff will recommend that those practices be continued for this unit of the subdivision.

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 all utilities are in place to serve this site.
2. The proposed detached single family subdivision is consistent in use and intensity with the recent zoning and subdivision development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed detached single family subdivision meets the standards for development within the R-1

(Single Family Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision 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 nonresidential traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector proposes low density residential development to occur on this site. Development of this site as proposed conforms to the Sector plan.

MPC Action: Approved **MPC Meeting Date:** 1/8/2004

Details of MPC action:

Summary of MPC action: APPROVE variances 1-5 because the site's topography restricts compliance with the Subdivision Regulations.
APPROVE the concept plan subject to 9 conditions

Date of MPC Approval: 1/8/2004 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:** 2/6/2004

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	City Council	Date of Legislative Action, Second Reading:	5/11/2004
Date of Legislative Action:	3/2/2004	Other Ordinance Number References:	
Ordinance Number:		Disposition of Case, Second Reading:	Denied (Withdrawn)
Disposition of Case:	Postponed	If "Other":	
If "Other":		Amendments:	
Amendments:		Effective Date of Ordinance:	
Date of Legislative Appeal:			