

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-14-C
Application Filed: 11/25/2013
Applicant: MRSUB, INC.

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest end of Monterey Rd., northwest of Globe Dr.
Other Parcel Info.:
Tax ID Number: 68 P C 01418 **Jurisdiction:** City
Size of Tract: 8.23 acres
Accessibility: Access is via Monterey Rd., 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 / RP-1 (Planned Residential)
South: Residences / R-1 (Low Density Residential)
East: Residences / R-1 (Low Density Residential)
West: Residences / R-1 (Low Density Residential)
Proposed Use: Detached Residential Subdivision **Density:** 2.19 du/ac
Sector Plan: Northwest 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 (Low Density 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: Monterey Oaks

No. of Lots Proposed: 18 **No. of Lots Approved:** 18

Variances Requested: 1. Variance to increase the maximum grade of the bulb of a cul-de-sac for the public street from 10% to 12%.
2. Variance from the requirement that the Joint Permanent Easements within the development shall meet the standards for a public street.

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 & 2 since the JPE infrastructure is in place with existing grades that restrict compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

Staff Recomm. (Full):

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 Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
4. On top of the existing pavement for the Joint Permanent Easement (JPE), adding 2 inches of B-Modified binder and 1.5 inches of "D" mix surface coat, subject to approval by the Knoxville Department of Engineering.
5. Identification by signage and/or pavement markings of the change from the public street to the JPE, subject to approval by the Knoxville Department of Engineering.
6. Providing a geotechnical study prepared by a registered engineer for the proposed building sites for Lots 6 - 15, verifying that the subsurface is suitable for building construction. The geotechnical study must be submitted to the Knoxville Department of Engineering for review and approval prior to approval of a building permit for each lot. This condition shall be included and clearly noted on the final plat for the Subdivision.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
9. Place a note on the final plat that all lots will have access only to the internal street system.
10. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments:

The applicant is proposing to subdivide this 8.23 acre tract into 18 single-family detached lots at a density of 2.19 du/ac. The property is located at the northwest corner of Norwood Heights subdivision and will have access via an extension of Monterey Rd. While the property has frontage along Wilkerson Rd., access will be restricted to the internal street system. The property which is zoned R-1 (Low Density Residential) has a minimum lot size requirement of 7500 square feet. The proposed lots vary in size from 10,312 to 33,512 square feet.

The concept plan (10-SE-06-C) that was approved for this site on October 12, 2006 has expired. While the majority of the street infrastructure for this site was constructed under the previous approval, it was determined that the improvements did not meet the City of Knoxville's public street standards and would not be accepted by the City as a public street.

The applicant has submitted a revised concept plan that terminates Monterey Rd., a public street, in a cul-de-sac turnaround. The proposed access for the lots will be a Joint Permanent Easement (JPE). A general variance from the requirement that the JPE meet public street standards has been requested and is recommended for approval by Staff. Staff is recommending approval due to the difficulty in documenting that all public standards have been met. A condition has been recommended that requires the addition of 2 inches of B-Modified binder and 1.5 inches of "D" mix surface coat on top of the existing pavement of the JPE, subject to approval by the Knoxville Department of

Engineering. The JPE will be maintained by the property owners.

Action: Approved **Meeting Date:** 5/8/2014

Details of Action:

Summary of Action: APPROVE variances 1 & 2 since the JPE infrastructure is in place with existing grades that restrict compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

Date of Approval: 5/8/2014 **Date of Denial:** **Postponements:** 1/9/2014-4/10/2014

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: