

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-SB-15-C **Related File Number:** 1-C-15-UR
Application Filed: 11/20/2014 **Date of Revision:**
Applicant: RUFUS H. SMITH, JR. & CO.

PROPERTY INFORMATION

General Location: Northeast side of Fitzgerald Rd., northwest side of Ball Rd.
Other Parcel Info.:
Tax ID Number: 91 PART OF 09101 **Jurisdiction:** County
Size of Tract: 13.005 acres
Accessibility: Access is via Ball Rd., a major collector street with a 22' pavement width and a required 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences and vacant land / A (Agricultural) & PR (Planned Residential) pending
South: Railroad and future Schaad Rd. Extension / RA (Low Density Residential)
East: Vacant land / RA (Low Density Residential)
West: Church and residences / RA (Low Density Residential) & A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:** 4.99 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 2216 Fitzgerald 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: Fitzgerald Road Subdivision

No. of Lots Proposed: 65 No. of Lots Approved: 65

Variances Requested: 1. Reduction of the required right-of-way for Ball Rd., from 30' to 25' from centerline.
2. Horizontal curve variance on Road B at STA 3+36 to 5+16, from 250' to 125'.
3. Horizontal curve variance on Road B at STA 8+10 to 10+01, from 250' to 125'.
4. Broken back tangent variance on Road B at STA 2+83 to 3+66, from 150' to 53'.

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 - 4 because site conditions and future road improvements restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 8 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 Knox County (County Ord. 91-1-102)
3. Installation of sidewalks on at least one side of Road A and Road B to the end of the stub-out. 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Including a sight distance easement across Lots 42 & 43 and 49 & 50 on the final plat.
6. Clearly identifying on the final plat that the stub-out of Road B to the adjoining property to the east is for a future street connection to that property whenever it is subdivided.
7. Placing a note on the final plat that all lots shall 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.

Comments: The applicant is proposing to subdivide this 13.005 acre site into 65 lots at a density of 4.99 du/ac. This site was before the Planning Commission for a rezoning request to PR (Planned Residential) at up to 5 dwellings per acre on December 11, 2014 at which time the Planning Commission recommended approval of the request. The Knox County Commission will be considering this request on January 26, 2015.

Access for the subdivision will be from Ball Rd., a major collector street. A stub-out street connection is proposed to the 19 acre tract to the east. This will provide a street connection to that property if it is subdivided in the future. Staff is recommending a condition that sidewalks be installed on at least one side of Road A and Road B to the end of the stub-out. This will allow for an extension of the sidewalk system into the 19 acre tract to the east when it is developed. If the sidewalks are not installed with the development of this subdivision, it will be very difficult to add them later. The sidewalks shall be installed at the time the street improvements are installed for the subdivision.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all exterior boundaries of this Subdivision.

Action: Approved

Meeting Date: 1/8/2015

Details of Action:

Summary of Action: APPROVE variances 1 - 4 because site conditions and future road improvements restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 8 conditions

Date of Approval: 1/8/2015

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: