

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 1-SC-03-C **Related File Number:** 1-E-03-UR
Application Filed: 12/9/2002 **Date of Revision:**
Applicant: BARGE WAGGONER SUMNER & CANNON, INC.
Owner: E. L. DUNCAN BUILDER, INC.

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: East end of Gleason Dr., east of Morrell Rd.
Other Parcel Info.:
Tax ID Number: 120 F B PART OF 36.06 **Jurisdiction:** City
Size of Tract: 12.54 acres
Accessibility: Access is via Wellsley Park 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: Single-family residences / RP-1 (Planned Residential)
South: Detached single-family subdivision / RP-1 (Planned Residential)
East: Single-family residences / RP-1 (Planned Residential)
West: Assisted care facility and vacant land / R-1A (Low Density Residential) & RP-1 (Planned Residential)
Proposed Use: Detached single-family subdivision **Density:** 1.67 du/ac
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: RP-1 (Planned Residential) & R-1A (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: The Villas of Wellsley Park
Surveyor: Barge, Waggoner, Sumner & Cannon
No. of Lots Proposed: 21 **No. of Lots Approved:** 21
Variances Requested: 1. Horizontal curve variance at station 18+63.89, from 100' to 76.5'.
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 variance 1 because the site's shape and topography restricts compliance with the Subdivision Regulations, and the proposed variance 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 Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Certification on the final plat by the applicant's surveyor that there is 300' feet of sight distance in both directions along Wellsley Park Rd..
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. 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, common area and drainage system.
7. Meeting all requirements of the approved use on review development plan.
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 12.54 acre tract into 21 detached single-family lots at a density of 1.67 du/ac. This property (part of the former site of the Deane Hill Country Club and Golf Course) was rezoned to RP-1 (Planned Residential) at a density of 1 - 5.9 du/ac in early 1996. The 21 lots will be located on approximately 6.8 acres with a 5.7 acre common area surrounding the lots. The common area includes an existing detention basin and a proposed amenities area. The Sector Plan amendment change for this property included a "no build zone" with a 100' building setback from the lots in Deane Hill Subdivision to the north and northeast. The proposed subdivision lots are located within the RP-1 (Planned Residential) Zoning District. A portion of the proposed common area and an existing detention pond are located in the area that is zoned R-1A (Low Density Residential).

The applicant requested a right-of-way closure of Waterloo Ln. (1-B-03-SC) which extended into this site. City Council approved the right-of-way closure on February 18, 2003. The proposed subdivision will be served by a Joint Permanent Easement (JPE) that will provide access to Wellsley Park Rd., a local street with a 26' pavement width within a 50' right-of-way that connects the eastern end of Gleason Dr. with Deane Hill Dr. The JPE includes a center landscaped median with one-way traffic on each side of the median. The travel lane is 12' wide asphalt pavement with a 6" wide concrete strip located on the inside that separates the travel lane from a 9' wide grasspaver strip. The grasspaver strip will support traffic including emergency vehicles. The grasspaver strip is designed to provide additional on street parking. To allow for emergency vehicle access, parking will not be allowed within the bulb area of the cul-de-sac. The JPE will be gated.

The proposed units include side loaded two car garages. The applicant will be requesting a variance from the Knoxville Board of Zoning Appeals to reduce the required front yard setback from the Joint Permanent Easement (JPE), from 25' to 10' for all lots.

MPC Action: Approved

MPC Meeting Date: 12/9/2004

Details of MPC action:

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Summary of MPC action: APPROVE variance 1 because the site's shape and topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions:

Date of MPC Approval: 12/9/2004 **Date of Denial:** **Postponements:** 1/9/2003-12/11/2003
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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:**