

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 1-SC-04-C **Related File Number:** 1-E-04-UR
Application Filed: 12/8/2003 **Date of Revision:**
Applicant: DISNEY JOINT VENTURE
Owner: DISNEY PROPERTIES OF TN

PROPERTY INFORMATION

General Location: Northwest side of McCloud Rd., southwest of Gray Rd.
Other Parcel Info.:
Tax ID Number: 28 227.01 **Jurisdiction:** County
Size of Tract: 42.36 acres
Accessibility: Access is via McCloud Rd., a collector street with a pavement width of 21' within a 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: One single family dwelling and vacant land
Surrounding Land Use: Property in the area is zoned A, agricultural, RA and PR residential. Development consists of detached single family dwellings.
Proposed Use: Detached single family subdivision and attached residential **Density:** 2.60 du/ac
condominiums
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned 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: Bethany Springs
Surveyor: Professional Land Systems
No. of Lots Proposed: 56 **No. of Lots Approved:** 0
Variances Requested:
1. Horizontal curve variance from 250' to 115' at sta. 7+50 of Road F.
2. Vertical curve variance from 111.6' to 100' at sta. 10+44.75 of Road A.
3. Vertical curve variance from 406.75" to 250' at sta. 11+43.91 of Road G.
4. Horizontal curve variance from 250' to 120' at sta. 11+12 of Road G.
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- 4 because the site's topography restricts compliance with the Subdivision Regulations.
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.. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Dedication of 30' of right-of-way from the centerline of McCloud Rd.
4. Provide the standard road compaction note on the plan as required by the Knox County Dept. of Engineering and Public Works.
5. Provide the standard local street cross-section that meets the requirements of the Knox County Dept. of Engineering and Public Works.
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102)
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 a 56 lot subdivision and 54 attached residential condominiums on this 42 acre site. To gain access to the site, the developer proposes a road that will require an extensive cut and a large amount of grading. From the entrance, the site will transition into an area that is proposed for multi-family condominium development. Staff had the applicant prepare a grading plan that illustrates how the access can provided at the proposed location.

A small cemetery is located on the property. At present access to the cemetery is provided by an easement that crosses this and adjoining parcels. This development will result in improved access to the cemetery along with the provision of parking.

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 density with the zoning and subdivision development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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 additional traffic through residential areas.

3. The approved density of this site is 1- 5 dwellings per acre. The proposed 2.60 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 5 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action:

Approved

MPC Meeting Date: 2/12/2004

Details of MPC action:

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Summary of MPC action:

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APPROVE the concept plan subject to 8 conditions

Date of MPC Approval:

2/12/2004

Date of Denial:

Postponements: 1/8/2004

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: