

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-SC-15-C **Related File Number:** 1-F-15-UR
Application Filed: 11/24/2014 **Date of Revision:**
Applicant: BEACON PARK, LLC

PROPERTY INFORMATION

General Location: Southwest end of Chandler Ln., southeast of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 163 PT. 02806 **Jurisdiction:** County
Size of Tract: 89.35 acres
Accessibility: Access is via Chandler Ln., a local street with a pavement width of 14' to 16' within a right-of-way that varies in width

GENERAL LAND USE INFORMATION

Existing Land Use: Farm land with single family dwellings and out buildings
Surrounding Land Use: Property in the area is zoned PR residential and A agricultural. Development in the area consists of detached dwellings.
Proposed Use: Detached dwellings **Density:** .34 du/ac
Sector Plan: Southwest 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: Arcadia

No. of Lots Proposed: 30 **No. of Lots Approved:** 0

Variations Requested:

1. Horizontal curve variance from 250' to 200' at sta 9+00 and 14+25 of Road A
2. Horizontal curve variance from 250' to 150' at sta 7+25 and 10+75 of Road B
3. Horizontal curve variance from 250' to 130' at sta 13+25 of Road B
4. Variance of broken back curve tangent length from 150' to 109' at sta 10+00 to sta 11+09 of Road A
5. Variance of broken back curve tangent length from 150' to 81' at sta 30+89 to sta 31+70 of Road A
6. Variance of Roadway grade from 12% to 15% from sta 7+05 to sta 13+75 on Road B
7. Variance of joint permanent easement pavement widths to as shown
8. Horizontal curve variance from 100' to 50' at sta 1+00 of Roads E and F

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 - 7 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
DENY variance # 8

APPROVE the Concept Plan subject to 13 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
2. Widen Chandler Ln, from the subdivision entrance to S. Northshore Dr. to a minimum width of 20' with shoulders as required by the Knox County Dept. of Engineering and Public Works
3. Installation of 3 actuated flashers at the S. Northshore/Chandler/Blue Grass intersection per an agreement with Knox County
4. Provision of curbs on all JPEs as may be required by the Knox County Dept. of Engineering and Public Works
5. Provide an AASHTO approved turn around at the end of all JPEs
6. Prior to final plat approval, establish a homeowners association for the purpose of maintaining all of the JPEs, storm drainage facilities and all other commonly held assets
7. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord 91-1-102)
8. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation, Tenn. Valley Authority and the Army Corp of Engineers

Comments: Beacon Park, LLC is proposing a major change from the previously approved plans for this 495 acre site. In 2011 MPC approved a concept plan and development plan that would permit up to 820 dwellings on this site. That plan called for a mixture of housing types and densities along with a large amount of common area. The most recent traffic study done for this site was based on 200 dwellings as the maximum number of houses that would be proposed for the site. This reduction in the total number of dwellings will have a major impact on the required road improvements needed at S. Northshore Dr.

The plan as presented proposes 30 lots to be developed on 89 acres of the property. The lots range in size from .9 acre to 8 acres. Access within the development will be via a network of joint permanent easements. As part of this first phase, improvements will be required to Chandler Ln. Additionally, traffic actuated flashers will be installed at the S. Northshore intersection per an agreement with Knox County.

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 water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of .34 du/ac, is consistent in use and density with the recommended rezoning of the property.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern..

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

- 1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
- 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 proposed subdivision will not draw significant traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan designates this property for low density residential use. The PR zoning recommended for approval for the property allows consideration of up to 3 du/ac . The proposed subdivision with its overall density of .34 du/ac is consistent with the Sector Plan and the proposed zoning designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan

Action: Approved **Meeting Date:** 1/8/2015

Details of Action:

Summary of Action: APPROVE variances 1 - 7 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
DENY variance # 8

APPROVE the Concept Plan subject to 13 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:**