

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-SC-16-C **Related File Number:** 1-I-16-UR
Application Filed: 11/30/2015 **Date of Revision:**
Applicant: SADDLEBROOK PROPERTIES, LLC

PROPERTY INFORMATION

General Location: North & south sides of Tanglewood Dr., west side of Harvey Rd.
Other Parcel Info.:
Tax ID Number: 169 001 **Jurisdiction:** County
Size of Tract: 26 acres
Accessibility: Access is via Harvey Rd. ,a collector street with a pavement width of 20' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Zoning in the area is A (Agricultural) and PR (Planned Residential). Detached dwellings are the primary use found in the area. A number of subdivision have been developed in this area in recent years.
Proposed Use: Detached residential subdivision **Density:** 2.12 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) (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: Hanley Hall
No. of Lots Proposed: 55 No. of Lots Approved: 0
Variances Requested: 1. Reduction of Intersection spacing from 300' to 280' on Harvey Rd. from Tanglewood Dr.
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 variance 1 because this variance will permit the subdivision entrance road to be located where sight distance can be maximized
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.. Installation of a 5' wide sidewalk with a 2' planting strip on one side of entire length of Capricorn Ln. and Taurus Ln.. The sidewalk(s) shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the requirements of the Knox County Department of Engineering and Public Works. The sidewalk(s) shall be installed at the time the street improvements are constructed for the subdivision.
3. Prior to final plat approval, establish a homeowners association that will be responsible for the maintenance of all storm water facilities and all other commonly held assets.
4. Prior to obtaining a design plan approval for the subdivision, submitting documentation to the Knox County Department of Engineering and Public Works and Planning Commission Staff that shows adequate building sites meeting required setbacks are available for all lots. All lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval
5. Extending the existing box culvert that is under Harvey Rd. at the subdivision entrance as may be required by the Knox County Dept. of Engineering and Public Works
6. As part of the Design Plan show the driveway locations for lots 54 and 55 (see comments)
7. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
8. Placing a note on the final plat that lots 1-50 will have access only to the internal street system
9. Final approval of the PR (Planned Residential) zoning for this site by the Knox County Commission at a density of 2.12. du/ac or greater
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.

Comments: MPC recommended approval of the rezoning of this site to PR (Planned Residential) at its December 2015 meeting. The Knox County Commission will hear this zoning request at its January 25, 2016 meeting. The plan as submitted proposes a subdivision that will contain 55 detached dwellings, on individual lots, at a development density of 2.12 du/ac.

The Subdivision Regulations state that MPC may require sidewalks "be provided for access to schools, recreational facilities, commercial facilities and any other areas where obvious future pedestrian traffic is anticipated." The Knox County Greenways Plan proposes that Harvey Rd. serve as a connector between the McFee Rd. Greenway in the Town of Farragut and the Northshore Drive Greenway that are proposed to be developed in this area. Based on the authority granted by the Subdivision Regulations and the anticipated development of a future recreational facility, staff will require sidewalks be included as part of this project.

There is an existing box culvert that goes under Harvey Rd. The culvert is located in close proximity to the proposed subdivision entrance. In order to insure the stability of the subdivision entrance road and prevent erosion in the area, the Knox County Dept. of Engineering and Public Works may require the culvert be extended.

In an effort to maximize safety, staff suggests that the driveway for lot 54 be located as far to the west on the lot as possible. While it is unlikely that anyone would want to build a driveway across the creek, staff will request the driveway on lot 55 be connected to Bruce Smith Rd..

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with the scale and intensity of development that has occurred in this area.
3. The proposed detached residential subdivision at the proposed density of 2.12 du/ac, is consistent in use and density with the approved rezoning for the property.

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

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use in is harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes LDR (Low Density Residential) uses for this site. The proposed development at a density of 2.12 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 1/14/2016

- Details of Action:**
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Summary of Action: APPROVE variance 1 because this variance will permit the subdivision entrance road to be located where sight distance can be maximized
APPROVE the Concept Plan subject to 10 conditions

Date of Approval: 1/14/2016 **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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: