

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
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File Number: 1-SD-15-C

Related File Number: 1-G-15-UR

Application Filed: 11/24/2014

Date of Revision:

Applicant: W. BOYD LONAS

PROPERTY INFORMATION

General Location: North side of Black Rd., northeast of Ridgeland Dr.

Other Parcel Info.:

Tax ID Number: 130 058

Jurisdiction: County

Size of Tract: 35.11 acres

Accessibility: Access is via Black Rd., a minor collector street with a pavement width of 18' within a 40' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: Property in the area is zoned A (Agricultural) and PR (Planned Residential). Development in the agriculturally zoned area consists of detached dwellings on large lots. In the PR zoned area Development consists of attached dwellings at a density of approximately 4 du/ac..

Proposed Use: Detached dwellings

Density: .99 du/ac

Sector Plan: Northwest County

Sector Plan Designation:

Growth Policy Plan: Rural 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: Lonas Property - Black Road
No. of Lots Proposed: 35 No. of Lots Approved: 0
Variances Requested: None
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 the concept plan subject to 7 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
2. Provision of Back-around driveways on all lots
3. Limiting direct access to Black Rd. as stated on the Concept plan in note # 9.
4. Certification on the design plan and final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions on Black Rd. from each of the proposed driveways. Approval of all lots is contingent on all driveway locations being field verified by the Knox County Dept., of Engineering and Public Works for sight distance. Should any of the proposed driveway locations not meet the minimum required sight distance, a new concept plan will be required for the affected lots
5. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
6. Establishment of a homeowners association for the purpose of maintaining the stormwater control system, common area and any other commonly held assets.
7. 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 develop 35 lots on this 35.11 acres site. Each lot will contain approximately 14,000 square feet and all of the lots will front on Black Rd. Staff is supporting this plan because the applicant is proposing to build on the area that can be most easily developed. The remainder of the site is extremely steep with slopes reaching 30% to 40+% on a large portion of the property. The applicant is proposing that 23.64 acres of the site be designated as common area so that no future development can occur on the site. Staff will require that a homeowners association be established in order to pay the taxes and to maintain the common area and the required stormwater facilities.

While observed traffic volumes on Black Road are relatively low, it is classified as a collector street. The Subdivision Regulations require that all lots that propose direct access to a collector street be developed with a back-around type driveway. This requirement is in place to prevent property owners from having to back out onto a major street. In addition, staff will require that the location of each proposed driveway meet the minimum sight distance requirements. Should any of the proposed driveways not meet the minimum required sight distance, the applicant will either need to combine lots or submit a new concept plan for the affected area.

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 .99 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, which includes attached residential development to the west, zoned PR at a density of up to 4 du/ac.

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 Northwest County Sector Plan designates this property for rural/agricultural residential use. The PR zoning recommended for approval for the property allows consideration of up to 1.0du/ac . The proposed subdivision with its overall density of .99 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan

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

Details of Action:

Summary of Action: APPROVE the concept plan subject to 7 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:**