

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-SE-15-C **Related File Number:** 1-I-15-UR
Application Filed: 11/24/2014 **Date of Revision:**
Applicant: ERIC MOSELEY

PROPERTY INFORMATION

General Location: Northeast side of Mourfield Rd., southeast of Westland Dr.
Other Parcel Info.:
Tax ID Number: 144 049 **Jurisdiction:** County
Size of Tract: 17.91 acres
Accessibility: Access is via Mourfield Rd., a minor collector Rd., with a pavement width of 18-19' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Detached dwelling and vacant land
Surrounding Land Use: Current land uses in the area consist of detached and attached residential dwellings. Zoning in the area is A agricultural RA and PR residential.
Proposed Use: Detached Residential Subdivision **Density:** 3.41 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: 1130 Mourfield Rd
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: Mourfield Road Subdivision

No. of Lots Proposed: 61 **No. of Lots Approved:** 0

Variations Requested:

1. Reduce K-value from 15 to 10 on Road C, sta 0+49.00 at intersection with Road B.
2. Horizontal curve variance from 250' to 200 at sta 12+00 of Road B
3. Variance of road grade from 12% to 12.5 % between sta 1+00 and 2+50 of Road A
4. Variance of road grade from 12% to 15% between sta 9+00 and 12+75
5. Vertical curve variance from 250' to 150' at sta 0+95 of Road A

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 - 5 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 13 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
2. 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 Mourfield Rd. from the proposed subdivision entrance road and from each of the proposed driveways. Approval of all lots is contingent on all these locations being field verified by the Knox County Dept., of Engineering and Public Works for adequate sight distance. Should any of the proposed access locations onto Mourfield Rd. not meet the minimum required sight distance, a new concept plan will be required for the affected lots
3. Prior to obtaining a grading permit provide the Knox County Dept. of Engineering a road profile of Mourfield Rd. that includes the proposed locations of the driveways shown on lots 58-61 and the proposed subdivision entrance road
4. Provision of back-around driveways on all lots with direct access to Mourfield Rd.
5. Place a note on the final plat that all lots with the exception of lots 58-61 will have access from the internal street system only
6. Conducting a stream determination study to determine if the existing creeks/drainage ways are waters of the State and require stream buffers and if they will effect the location of the proposed detention basins
7. Provision of the stream buffers as required by the Knox County Dept. of Engineering and Public Works
8. Meeting all applicable requirements of the Knox County Stormwater Control Ordinance
9. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
10. Establishment of a homeowners association for the purpose of maintaining the stormwater control system and any other commonly held assets
11. Constructing a sidewalk on one side of each street within the development. The sidewalks are to be a minimum of 5' wide with a 2' wide planting strip behind the curb. All sidewalk construction shall be ADA compliant
12. Approval of the rezoning of this site to PR (Planned Residential) at a density equal to or greater than 3.41 du/ac by the Knox County Commission
13. 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 applicants are proposing to develop a detached residential subdivision containing up to 61 lots. The rezoning of this site to PR (Planned Residential) at 3.5 du/ac was recommended for approval by MPC at their December 11, 2014 meeting. Approval of this subdivision plan will be contingent on the approval of the rezoning at a density equal to or greater than the 3.41 du/ac proposed by this plan by the Knox County Commission. This matter is scheduled to be heard by County Commission on January 26, 2015.

Staff has concerns with this plan with regard to sight distance. The plan calls for the main entrance road and two driveways to access Mourfield Rd. Staff has not been able to verify that either location has the required 300 feet of sight distance. The applicant's engineer believes the sight distance can be provided at the locations in question. Staff has included a number of conditions in this

recommendation that specifically address the sight distance question. We have stated that if the sight distance cannot be provided as required, then a new concept plan will be required. The verification of sight distance will be required to be completed before a grading permit is issued for this project.

A second area of concern is the proposed stream buffer along the creek that passes across the northern portion of the site. The buffer is required to be a minimum of 50' wide on each side of the creek bank. Due to the required width of the stream buffer, lot one appears to be unbuildable. The applicant believes the lot is buildable. This is a matter that will have to be resolved at the design plan stage when the detailed grading and drainage plans are reviewed. This may become a non-issue because a detention basin may have to be located in this area.

At the concept plan level the storm drainage plan typically consists of a notation on the plan where the proposed detention basins will be located. After the concept plan is approved the County Engineering Dept. will receive a detailed grading and drainage plan for their review. In this case, the detention basin shown in the northeast corner of the site will most likely need to be relocated because it would be difficult to get all of the lots to drain to this location. Relocating the detention basin may have an impact on the final lot count.

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 3.41 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.
4. The site is located within the "parental responsibility zone" for school transportation. The applicant is proposing to provide sidewalks within the development.

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 3.5 du/ac. The proposed subdivision with its overall density of 3.41 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 - 5 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

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:

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: