

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
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Knoxville, Tennessee 37902
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F A X • 215 • 2068
www.knoxmpc.org

File Number: 1-SF-08-C **Related File Number:** 1-I-08-UR
Application Filed: 12/3/2007 **Date of Revision:**
Applicant: JIM SULLIVAN

PROPERTY INFORMATION

General Location: Northwest side of Pittman Dr., southeast side of Buttermilk Rd., east of Graybeal Rd.
Other Parcel Info.:
Tax ID Number: 129 142 **Jurisdiction:** County
Size of Tract: 54.25 acres
Accessibility: Access is via Pittman Dr., a local street with a 16' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / A (Agricultural)
South: Residences and vacant land / A (Agricultural) & PR (Planned Residential)
East: Vacant land / A (Agricultural) & RA (Low Density Residential)
West: Vacant land / A (Agricultural)
Proposed Use: Detached residential subdivision **Density:** 1.36 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)
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: Ashland Springs
No. of Lots Proposed: 74 No. of Lots Approved: 74
Variances Requested: NA
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 9 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing and impact to Hickory Creek.
4. Widening and repaving Pittman Dr. from the eastern property corner on the north side of Pittman Dr. west to Graybeal Rd. to a width of 20 feet except that portion of the street east of the proposed entrance that shall taper from 20 feet down to the existing pavement width at the eastern property corner. The design and timing of the widening shall be addressed at the design plan stage of the subdivision subject to meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Widening and repaving Graybeal Rd. from the north side of the intersection with Pittman Dr. south to the intersection with Yarnell Rd. to a width of 20 feet. An adequate taper back to the existing pavement width shall be provided north of the intersection of Graybeal Rd. and Pittman Dr. The design and timing of the widening shall be addressed at the design plan stage of the subdivision subject to meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Placing a note on the final plat that all lots will have access only to the internal street system.
9. 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 subdivide a portion of this 54.25 acre tract on the north side of Pittman Dr. into 74 lots as the first unit of a detached residential subdivision at a density of 1.36 du/ac.

The Planning Commission had considered a request to rezone 73.6 acres (54.25 acre tract and a 19.35 acre tract on the south side of Pittman Dr.) to PR (Planned Residential) at a density up to 3 du/ac on November 10, 2005. At that time the Planning Commission had recommended denial of a sector plan amendment to low density residential (LDR) and recommended approval of the rezoning to PR at a density of 1 du/ac. On December 19, 2005, the Knox County Commission approved the sector plan amendment to LDR and the rezoning to PR at a density of up to 2.5 du/ac.

By only proposing 74 lots for the first unit of the subdivision, the concept application falls below the requirement for a traffic impact study. The concept plan does show the proposed layout of the street system that would serve the balance of the property on the north side of Pittman Dr. Any proposed subdivision/development above the 74 lots will require the traffic impact study.

While a traffic impact study is not required at this time, Staff is recommending conditions requiring the widening and repaving of Pittman Dr. and Graybeal Rd. to a width of 20' from the entrance of the subdivision to the intersection of Graybeal Rd. and Yarnell Rd. Both of these streets currently have a pavement width of only 16'. It has been the practice of Staff to recommend repaving to 20' of existing streets that have a pavement width less than 18'.

It should be noted that if future development would create a subdivision of 150 or more lots, Staff would recommend a second entrance to serve the subdivision or a boulevard street design back to the first

intersecting street. Under the present design, a boulevard entrance has not been shown.

If the total development will have 150 plus lots, Staff would also recommend a recreational amenities package.

MPC Action:

Approved

MPC Meeting Date: 1/10/2008

Details of MPC action:

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Summary of MPC action:

APPROVE the Concept Plan subject to 9 conditions:

Date of MPC Approval:

1/10/2008

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: