

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 1-SF-15-C **Related File Number:** 1-J-15-UR
Application Filed: 11/24/2014 **Date of Revision:**
Applicant: BENCHMARK ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: South side of Ball Camp Pk., east side of Bakertown Rd.
Other Parcel Info.:
Tax ID Number: 91 25601 **Jurisdiction:** County
Size of Tract: 17.65 acres
Accessibility: Access is via Ball Camp Pk., a minor collector street with a pavement width of 19' within a 40' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Attached and detached residential condominium development
Surrounding Land Use: Property in the area is A agricultural, PR and RA residential and I industrial. Development in the area consists of detached dwellings. The proposed Schaad Rd. extension is located just to the north of this site.
Proposed Use: Detached dwellings **Density:** 2.61 du/ac
Sector Plan: Northwest 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: Bakertown Station

No. of Lots Proposed: 63 No. of Lots Approved: 0

Variances Requested: 1. Reduce the minimum required right-of-way for a JPE from 40' to 30'
2. Reduce the horizontal curve radius from 250' to 150' at sta. 6+50 of Train Station Wy.
3. Reduce the horizontal curve radius from 250' to 100' at sta.2+50 of Train Station Wy.

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 - 3 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 4 conditions:

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
2. Place a note on the final plat that all lots will have access from the internal street system only
3. Any documents required to amend the horizontal property regime and master deed, homeowners association or the maintenance agreements for the joint permanent easements, stormwater management facilities and any other commonly held assets shall be recorded prior to or with the final plat, with the recording information for the documents being noted on the final plat
4. A final plat based on this concept plan will not be accepted by MPC for review until certification of the design plan has been submitted to MPC staff

Comments: In 2005 MPC approved a plan that would permit a subdivision that would contain 102 lots and a condominium development that would permit up to 96 attached dwellings. The subdivision has been developed and all of the lots have been recorded. Nineteen of the proposed 96 condominium units have been constructed. This plan proposes to change the remainder of the area that was to be devoted to condominiums to a detached residential subdivision. The conversion of the condos to detached dwellings will result in a loss of 9 dwellings. Eighty-seven dwellings will be developed in the same area where 96 dwellings had been approved.

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 3.74 du/ac this phase, 2.61 du/ac for the entire project is consistent in use and density with the zoning 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 Northwest County Sector Plan designates this property for low density residential use. The PR

zoning approved for the property allows consideration of a plan for up to 4.0du/ac . The proposed subdivision with its overall density of 2.61du/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 - 3 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 4 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: