

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-SF-18-C **Related File Number:** 1-I-18-UR
Application Filed: 11/28/2017 **Date of Revision:**
Applicant: JIM SULLIVAN

PROPERTY INFORMATION

General Location: Southeast side Broome Rd., northeast of Marlboro Rd.
Other Parcel Info.:
Tax ID Number: 106 O A 039 **Jurisdiction:** City
Size of Tract: 12.42 acres
Accessibility: Access is via Broome Rd., a major collector street with 18' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: This area is developed with low density residential uses under R-1, R-1E, and RP-1 zoning. A senior living facility is currently under construction on the adjacent property to the northeast in the RP-1 zone.
Proposed Use: Detached residential subdivision **Density:** 3.6 du/ac
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 Broome Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (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: The Cove in West Hills
No. of Lots Proposed: 45 **No. of Lots Approved:** 0
Variances Requested: 1) Reduce the vertical curve length at STA 0+74 from 195ft (K=25) to 126ft (K=16.15).
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds
Staff Recomm. (Abbr.): WITHDRAW the Concept Plan application as requested by the property owner.
Staff Recomm. (Full): The owner of the property has requested the Concept Plan and Use on Review applications be withdrawn because the applicant for the proposed subdivision no longer has a contract to purchase the property. The Planning Commission must formally take action to withdraw the applications.

Comments: The applicant is proposing to subdivide this 12.42 acre tract into 45 lots at a density of 3.6 dwelling units per acre (du/ac). The property is zoned RP-1 (Planned Residential) up to 6 du/ac. In 2007, the property was zoned from R-1 to RP-1 up to 6 du/ac with a condition restricting the use to senior citizen housing with up to 68 villas and an assisted living facility for up to 80 individuals in accordance with Memorandum of Agreement dated August 30, 2007 (see attachment). The proposal at the time was to construct an assisted living facility for 60-80 individuals on approximately 5 acres and 68 villas for senior citizens on 15.5 acres (approximately 4.4 du/ac). According to the Memorandum, the West Hills community was willing to accept the rezoning based on the concept plan presented. The proposed development never materialized and in early 2017 the property owner applied to have the condition removed that restricts the use of the property to housing for seniors. The application was postponed at January 2017 MPC meeting at the request of the applicant and approved by the Planning Commission on consent in February 2017.

The subject property is located on the southeast side of Broome Rd., approximately 600 feet south of Middlebrook Pike. The development includes sidewalks on one side of all internal roads and along the entire Broome Road frontage to tie into the sidewalk being installed to the northeast. This property is within the Parental Responsibility Zone for Bearden Middle School, which means that bus service is not provided. In such cases, MPC has a policy of recommending that sidewalks be installed.

The site has considerable topography change (approximately 65') from the high point along Broome Rd. to the low point along the rear property line. However, only a small part of the property in the southwest corner is within the Hillside Protection Area. The site is highly vegetated and will need to be cleared almost entirely to develop the subdivision as proposed.

This property is within the Ten Mile Creek watershed which requires stormwater retention rather than detention. Retention ponds hold water much longer than detention ponds and because of a steady release of water an easement will be needed from downstream property owners. If true retention or infiltration is used on the site then easements from downstream property owners will not be required.

Broome Rd. is a major collector that is currently less than the minimum width standard of 20'. As part of this development, Broome Rd. will be widened to 20' along the entire frontage of the development and tie into the road widening being installed by the adjacent development to the northeast.

Action: Withdrawn **Meeting Date:** 5/10/2018

Details of Action:

Summary of Action: WITHDRAW the Concept Plan application as requested by the property owner.

Date of Approval: **Date of Denial:** **Postponements:** 1/11/2018 -
4/12/2018

Date of Withdrawal: 5/10/2018 **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: