

# 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-SH-06-C **Related File Number:**  
**Application Filed:** 12/5/2005 **Date of Revision:**  
**Applicant:** GRAYSBURG PROPERTIES, LLC  
**Owner:** GRAYSBURG PROPERTIES, LLC

### PROPERTY INFORMATION

**General Location:** East side of Bagwell Rd., north of Ruggles Ferry Pk.  
**Other Parcel Info.:**  
**Tax ID Number:** 61 K B 001-005 **Jurisdiction:** County  
**Size of Tract:** 34.44 acres  
**Accessibility:** Access is via Bagwell Ln., a local street with a pavement width of 13' to 15' within an unknown right-of-way width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** Property in the area is zoned A agricultural and RA residential. Development consists of single family dwellings in both a subdivision and rural setting. Sunnyview Primary School is located on Bagwell Ln. southeast of this site.  
**Proposed Use:** Detached single family subdivision **Density:**  
**Sector Plan:** East County **Sector Plan Designation:**  
**Growth Policy Plan:** Urban 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:** RA (Low Density 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: Graysburg Hills Subdivision  
Surveyor: Hodge Engineering  
No. of Lots Proposed: 53      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 11 conditions  
Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.  
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (ORD. 91-1-102).  
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation  
4. Providing a 4' wide sidewalk, with a 2' wide planting strip between the sidewalk and the curb, on one side of all streets within the development as shown on the concept plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act.  
5. Provision of stormwater flow calculations that show the projected flow from this site on the up stream side of the Cole's driveway culvert and downstream from that location. Peak flow discharges cannot be increased over the predeveloped flow rates for each measured storm event  
6. Redesign Elna Marie Dr. so that the grade at the intersection with Nedra Marie St. does not exceed 3%. Should this redesign result in the need for any variances, the variances will be considered as part of the final plat  
7. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.  
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
10. Meeting all requirements of the previously approved concept plan for phase one of this development (10-SB-05-C)  
11. A final plat application based on this concept plan will not be accepted for review by MPC until a certification of design plan has been submitted to the MPC Staff.

Comments: The applicant is requesting consideration of Phase 2 of the proposed Graysburg Hills subdivision. A concept plan for phase one was approved by MPC at the October 13, 2005 MPC meeting. A final plat for phase one is also on MPC's 3/9/2006 agenda.

When the first phase of this project was approved, the recommendation required the widening of Bagwell Rd. and the realignment of the intersection formed by this project and Bagwell Rd. These items will be accomplished prior to the issuance of the first occupancy permit within this development. The phase one concept plan showed the 34.4 acres that is the subject of this concept plan as two large tracts. It was noted at that time that development of those two tracts would require the submission of a concept subdivision plan for the newly proposed development.

This applicant is proposing a subdivision that will contain 53 lots on this 34.4 acre site. Phase one of the project consists of 59 lots on approximately 31 acres. The entire development will consist of detached single family dwellings. The project has been designed to meet all of the requirements of the Knox County Zoning Ordinance and the Knoxville/Knox County Minimum Subdivision Regulations.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the stormwater will be directed to the detention facilities. Due to downstream drainage concerns, staff required the applicant to prepare the detailed drainage plan as part of concept subdivision review. The detailed drainage plan normally is prepared as part of the Design Plan process that follows the Concept Plan approval. The Knox County Dept. of Engineering and Public Works has reviewed the drainage plan and has requested some additional

information be provided to them regarding off-site stormwater flow. They have noted that downstream flow rates cannot exceed the predeveloped flow rates. It will be up to the project engineer to design their plan to meet that requirement.

Approximately 70% of the site has slopes that are 0% to 25%. The remaining portion of the site has slopes that exceed 25%. The project has taken the steeper slopes into consideration. The area with the steepest slopes also contains the largest lots. The lots range in size from 20,000 sq. ft to nearly two acres in 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. KUB can provide water, sewer, electrical and natural gas service to the site.
2. Any school age children living in this development are presently zoned to attend Sunnyview Primary, Chilhowie Intermediate, Carter Middle, and Carter High Schools. .
3. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached single family dwellings.
4. Drainage will be directed into the existing drainage ways on this site. Stormwater detention, grading and drainage plans will be required that meet Knox County's regulations.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached single-family subdivision meets the standards for development within the RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The RA zoning approved for this site allows a density of approximately four dwellings per acre. The proposed development density of 1.87 dwellings per acre for phase one is within the development density permitted by the Sector Plan and current zoning of the site.

**MPC Action:** Approved **MPC Meeting Date:** 3/9/2006

**Details of MPC action:**

**Summary of MPC action:** APPROVE the Concept Plan subject to 11 conditions

**Date of MPC Approval:** 3/9/2006 **Date of Denial:** **Postponements:** 1/12/2006-2/9/2006

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**