

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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www.knoxmpc.org

File Number: 1-SJ-04-C **Related File Number:** 1-L-04-UR
Application Filed: 12/8/2003 **Date of Revision:**
Applicant: SPIRIT OF THE SMOKIES, LLC
Owner: SPIRIT OF THE SMOKIES

PROPERTY INFORMATION

General Location: Southeast side of Westland Dr., northeast of Clover Hill Ln.
Other Parcel Info.:
Tax ID Number: 144 64 **Jurisdiction:** County
Size of Tract: 22.54 acres
Accessibility: Access is via Westland Dr., a collector street that is currently being rebuilt with two driving lanes and a continuous middle turning lane.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned PR residential and A agricultural. Development in the area consists of single family dwellings. A.L. Lotts elementary school adjoins the eastern boundary of this site.
Proposed Use: Attached and detached single family subdivision **Density:** 2.4 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:
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: The Anthem
Surveyor: LeMay & Associates
No. of Lots Proposed: 54 **No. of Lots Approved:** 0
Variences Requested:
1. Intersection grade variance from 1% to 2% at Road A and Westland Dr.
2. Horizontal curve variance from 250' to 200' at sta.6+91 of Road A.
3. Horizontal curve variance from 250' to 150' at sta.10+57of Road A.
4. Horizontal curve variance from 250' to 175' at sta.13+45 of Road A.
5. Horizontal curve variance from 250' to 150' at sta.19+00 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.

APPROVE the concept plan subject to 7 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2.. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Detaining the stromwater from this site and the A.L. Lotts Elementary School site in the detention pond located at the entrance to this project. The detention basin will be required to detain the 100 year storm without over-topping.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102)
5. Meeting all requirements of the approved Use-on-Review development plan.
6. Provision of sidewalks within the development as shown on the concept plan. Correct the typical cross-section to show the 2' planting strip is measured from the back of the curb.
7. 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:
This plan was postponed at the January 2004 MPC meeting. Since that time the applicant has revised the plan by eliminating the proposed attached condominiums. The applicant's engineer has provided staff with a grading plan. This site is immediately adjacent to the A.L. Lotts Elementary School. The developer is proposing sidewalks as required since the project will be within the "Parent Responsibility Zone".

Due to downstream drainage concerns the applicant's engineer has devised a plan to detain stormwater on the site that will handle the 100 year storm. Additionally, the stormwater from A.L. Lotts Elementary School will be detained at the same rate as part of this plan.

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 all utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

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 PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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 use will not draw additional traffic through residential areas.

3. The approved density of this site is 1- 4 dwellings per acre. The proposed 2.40 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 4 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action:

Approved

MPC Meeting Date: 2/12/2004

Details of MPC action:

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Summary of MPC action:

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Date of MPC Approval:

2/12/2004

Date of Denial:

Postponements: 1/8/2004

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: