

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: 10-SA-09-C **Related File Number:** 10-D-09-UR
Application Filed: 8/24/2009 **Date of Revision:**
Applicant: ROCKY HILL LAND PARTNERS

PROPERTY INFORMATION

General Location: South side of S. Northshore Dr., east of Rocky Hill Rd.
Other Parcel Info.:
Tax ID Number: 133 E C 007 **Jurisdiction:** County
Size of Tract: 8.64 acres
Accessibility: Access is via S. Northshore Dr., a 24' wide arterial street within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Developed residential site
Surrounding Land Use: Property in the area is zoned RB and R-1 residential, OA office and CA and SC-1 commercial. Development in the area consists of detached dwellings to the east a cemetery, church and a shopping center to the north, apartments and convenience commercial uses to the west and detached dwellings to the south.
Proposed Use: Attached residential subdivision **Density:** 3.7 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) pending
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: Villas at Rocky Hill

No. of Lots Proposed: 32 **No. of Lots Approved:** 0

Variations Requested:

1. Vertical curve variances from 210' to 44.5' at sta. 0+30.52 and from 235' to 65.8' at sta. 10+76.26 of Leconte Vista Wy.
2. Vertical curve variances from 67.5' to 22.5' at sta. 0+32.03 and from 142.5' to 125.4' at sta. 1+15.09 of Windrock View Wy.
3. Reduce cul de sac pavement radius from 40' to 0' on Windrock View Wy. And Leconte Vista Wy.
4. Horizontal curve variances from 150' to 81.8' at sta. 10+07, from 250' to 110' at sta. 6+15, from 250' to 40' at sta. 10+77 and 250' to 110' at sta. 9+13 of Leconte Vista Wy.
5. Horizontal curve variance from 150' to 81.9' at sta. 0+97 and 150' to 89.4' at sta. 1+97 of Windrock View Wy.
6. Reduce intersection curb radius from 25' to 15' at Leconte Vista Wy and S. Northshore Dr.

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 1-6 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the concept plan subject to 4 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 that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Meeting all applicable requirements of the Knoxville Engineering Dept. and the Knox County Department of Engineering and Public Works.
4. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: The applicants are proposing a development that will contain 32 attached residential units on individual lots. This project was originally designed and developed for condominiums. At present the site is completely developed with all utilities and roads in place. Four of the proposed units are under construction. Due to changes in banking practices many condominium projects are now converting to "zero lot line" subdivisions. The site was recommended for PR (Planned Residential) zoning at the September 10, 2009 MPC meeting. The change from a condominium project to a subdivision will require the granting of variances to both the Subdivision Regulations and the Knox County Zoning Ordinance. On September 23, 2009, the Knox County Board of Zoning Appeals granted the required setback variances to the Zoning Ordinance. With the varied building setbacks and the provision of the planned garages, all required parking can be accommodated without creating a safety hazard.

As part of the development process this site was completely graded. Along with the development plan, the applicant's have submitted a landscaping plan for the project. The landscaping plan proposes an extensive use of non-native ornamental species. In order to revegetate the site, the staff will recommend that the plan be altered to include native trees that will have a large crown spread at maturity and other native understory trees.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. Public water and sewer is available to serve the site.
2. has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have very little impact on schools and minimal impact on adjacent single family properties.

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

1. The proposal is consistent with all requirements of the PR zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northeast County Sector Plan proposes low density residential development for this property.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 10/8/2009

Details of Action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Summary of Action: APPROVE variances 1-6 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the concept plan subject to 4 conditions

Date of Approval: 10/8/2009 **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:**