

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: 10-SA-11-C **Related File Number:** 10-C-11-UR
Application Filed: 8/29/2011 **Date of Revision:**
Applicant: JIM SULLIVAN

PROPERTY INFORMATION

General Location: South side of S. Northshore Dr., west of Holder Ln.
Other Parcel Info.:
Tax ID Number: 169 00906 OTHER: 169FF00701 & 01001 **Jurisdiction:** County
Size of Tract: 45.27 acres
Accessibility: Access is via S. Northshore Dr. which has a pavement width of 19' within a 40' right-of-way and is classified as an arterial road.

GENERAL LAND USE INFORMATION

Existing Land Use: Developing subdivision
Surrounding Land Use: Property in the area is zoned A agricultural and PR residential. Development in the area consists of numerous subdivisions that have been developed in the past few years. Large agricultural tracts are still present in the area.
Proposed Use: Detached dwellings **Density:** 2.83 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: Falcon Pointe Unit 4 and Lots 106-112 Unit 3
No. of Lots Proposed: 128 **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 6 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewers and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
5. Place a note on the final plat that all lots will have access to the internal street system only.
6. 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: The applicant is proposing as a phase of Falcon Pointe Subdivision a concept plan containing 128 lots on the remaining 45.27 acres of the previously approved 81.77 acre site. This same applicant had received approval of a concept plan in 2001 for this portion of the site that would have permitted 102 lots. This phase of the project will be developed at 2.83 du/ac. The project site is zoned PR (Planned Residential) with a maximum permitted development density of 3 dwellings per acre. Most of the proposed lots are approximately 55 feet wide. The previously approved lots in this section were proposed to be approximately 85 feet wide. The reduction in lot size is due primarily the downturn in the economy and the subsequent loss in property value. When completed, the development density for the entire subdivision which will contain 243 lots will be 2.98 du/ac. This represents an increase in the the development density of .32 du/ac over the 2001 approved plan. That plan was approved at a density of 2.66 du/ac.

Rather than propose three different subdivisions with each having an entrance onto S. Northshore Dr., the applicant proposed in 2001 that Falcon Pointe would contain three sections with each section differing in lot size and proposed house price. Each of the differing sections would share a single subdivision entrance. Once inside the subdivision, each section would have its own access via a leg off of an internal round-about. The concept of differing lot sizes and house prices remains with this proposed development. In addition to the shared access point, the subdivision sections share use of the pool/clubhouse that has been built on the site. Additionally, sidewalks are being provided on one side of every street, and a trail system will be provided in the development.

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 residential subdivision is consistent in use and density with the zoning and subdivision development in the area.
3. Access to the various phases of Falcon Pointe Subdivision is limited to one location from S. Northshore Dr. and the internal road system.

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

1. The proposed detached residential 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 recommended density of this site is 1-3 dwellings per acre. The proposed 2.83du/ac for phase 2 and 2.98 du/ac for the entire development is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan was amended by MPC to permit LDR (Low Density Residential) development to occur on this site. Development of this site at 2.83 du/ac is consistent with the approved plan and other recent subdivision development in the area.

Action: Approved **Meeting Date:** 10/13/2011

- Details of Action:**
1. Connection to sanitary sewers and meeting any other relevant requirement of the Knox County Health Dept.
 2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
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 5. Place a note on the final plat that all lots will have access to the internal street system only.
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Summary of Action: APPROVE the Concept Plan subject to 6 conditions

Date of Approval: 10/13/2011 **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:**