

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 10-SA-15-C **Related File Number:** 10-A-15-UR
Application Filed: 8/24/2015 **Date of Revision:**
Applicant: RUFUS H. SMITH

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
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PROPERTY INFORMATION

General Location: Southeast side of Millertown Pike, east of Ellistown Rd.
Other Parcel Info.:
Tax ID Number: 41 18004 & 051 01803 **Jurisdiction:** County
Size of Tract: 69 acres
Accessibility: Access is via Millertown Pk., a minor arterial street with a pavement width of 20' within a 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Partially developed subdivision
Surrounding Land Use: Property in the area is zoned PR residential, CA commercial and A agricultural. Development in the area consists of detached dwellings and a vacant convenience store
Proposed Use: Detached residential subdivision **Density:** 3.66 du/ac
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Urban, Planned and Rural Growth Areas
Neighborhood Context:

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

Street: 8124 Millertown Pike
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: Ely Park, Phase II

No. of Lots Proposed: 227 **No. of Lots Approved:** 0

Variances Requested:

1. Horizontal curve variance from 250' to 100' at sta. 24+57 to 26+00 of Cambridge Reserve Dr.
2. Vertical curve variance from 411.5' to 400' at sta. 12+03 of Road A
3. Vertical curve variance from 165.5' to 160" at sta. 9+23 of Road A
4. Vertical curve variance from 86' to 80' at sta.25+56 of Cambridge Reserve 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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.
DENY variances 2-4

Staff Recomm. (Full):

APPROVE the Concept Plan subject to 6 conditions:

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102)
4. Redesign Road A and Cambridge Reserve Dr. to meet the minimum vertical curve requirements of the Subdivision Regulations
5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities and drainage facilities. Provide access to all drainage facilities.
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 has resubmitted a plan for Ely Park Subdivision. When completed the entire subdivision will contain 279 lots. The first phase of the subdivision has been developed and contains 52 lots. The portion of the development that is currently under consideration will contain 227 lots. This project was originally approve in 2005 and then again in 2010 with a like number of lots. Since the last concept plan was approved in 2010, the site has changed ownership. The current owners are attempting to complete the development essentially as was previously approved.

This is a large subdivision that will only have one access point. The development has a boulevard entrance that serves as an alternative to the second access point. Additionally, the project will contain a number of loop streets that will provide alternative access to the lots in the project. This applicant has stated that they are attempting to obtain additional property that will permit the development of a second access to the subdivision. At present, there is no other viable access point to this site, staff will recommend approval of the single boulevard access and internal loop streets as shown.

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 can be provided to this site.
2. The proposed detached residential subdivision at a density of 3.66 du/ac, is consistent in use and density with the recent rezoning.
3. Any school age children living in this development are presently zoned to attend East Knox Elementary, Carter Middle and Carter High Schools.

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 a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
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 zoning density of this site is 1 - 4 dwellings per acre. The proposed 3.66 du/ac does not exceed the proposed zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan designates this property for low density residential use. The PR zoning approved for the site allows a density up to 4 du/ac. which is consistent with the Sector Plan.
2. The site is located within the Planned Growth and Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 10/8/2015

Details of Action:

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4. Redesign Road A and Cambridge Reserve Dr. to meet the minimum vertical curve requirements of the Subdivision Regulations
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Summary of Action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.
DENY variances 2-4

APPROVE the Concept Plan subject to 6 conditions:

Date of Approval: 10/8/2015 **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:**