

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
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www.knoxmpc.org

File Number: 10-SB-03-C **Related File Number:** 10-E-03-UR
Application Filed: 9/8/2003 **Date of Revision:**
Applicant: LEXINGTON-SIMMONS, LLC
Owner: C. DOUGLAS IRWIN

PROPERTY INFORMATION

General Location: South side of Neal Dr., east side of Fraker Rd.
Other Parcel Info.:
Tax ID Number: 38 N B 001 **Jurisdiction:** County
Size of Tract: 8.12 acres
Accessibility: Access is provided by Neal Dr., a local street with a pavement width of 20' within a 40' right-of-way. Additional access is via Fraker Rd. which is also classified as a local street and has a pavement width of 14' to 18' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned A agricultural, RB residential, PC commercial and I industrial. Development consists of business offices, small office warehouse uses and single family dwellings.
Proposed Use: Detached single family subdivision **Density:** 3.07 du/ac
Sector Plan: North 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: Evergreen Court
Surveyor: Williams
No. of Lots Proposed: 25 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 9 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. On the final plat, note the minimum floor elevations for structures on each lot within the floodway fringe area as directed the Knox County Dept. of Engineering and Public Works.
3. Before final plat approval, widen Fraker Road south of Neal Dr. to a minimum width of 20' as shown on the concept plan. All work to be done within the right-of-way of Fraker Rd is to be done under the control and supervision of the Knox County Dept. of Engineering and Public Works.
4. Prior to final plat approval, provide staff with site plans of lots 13 and 22 showing a building site on each lot that meets the required setbacks or combine the lots with other lots in the development.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Final approval of the rezoning of this site to PR (Planned Residential) at 3.07 du/ac or greater by the Knox County Commission.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
8. Meeting all requirements of the approved Use-on-Review development plan.
9. 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 developer is proposing a 25 lot subdivision on this 8.12 acre site. Primary access to the development will be via Neal Rd. Some of the lots will have direct access to Fraker Rd. The developer will widen Fraker Rd. south of Neal Dr. to a minimum width of 20' along the frontage of the four lots that will front on that street. Fraker Rd. is presently 14' to 15' wide south of Neal Rd. The staff would not recommend approval of the proposed lots without the road being improved as proposed.

Staff has concerns regarding lots 21 and 22. We question if a building site exists on lot 22 that will not require setback variances. Staff will not knowingly allow the creation of lots that we know will require setback variances. If a proper building site cannot be identified for this lot, we will recommend it be combined with the adjoining lots. If a building site can be located on lot 22, staff will then recommend that a dense landscaped screen be planted along the eastern most property line of lot 21. This landscaped screen will provide privacy for the residents of the two lots in question. Staff also has concerns regarding lot 13. Due to the proximity to the no-fill line on the lot, a building site that will conform with all of the required setbacks is questionable.

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 recommended density of this site is 1- 5 dwellings per acre. The proposed 3.07du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. A pending amendment to the Northeast County Sector Plan proposes low density residential use with a maximum density of 5 du/ac. The PR zoning recommended for this site allows a density up to 5 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action:

Approved

MPC Meeting Date: 10/9/2003

Details of MPC action:

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Summary of MPC action:

APPROVE the concept plan subject to 9 conditions

Date of MPC Approval:

10/9/2003

Date of Denial:

Postponements:

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: