

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-SB-05-C **Related File Number:**
Application Filed: 9/2/2005 **Date of Revision:**
Applicant: RAY HUFFAKER
Owner: RAY HUFFAKER

PROPERTY INFORMATION

General Location: East side of Bagwell Rd., north of Ruggles Ferry Pk.
Other Parcel Info.:
Tax ID Number: 61 K B 1-5 **Jurisdiction:** County
Size of Tract: 32.11 acres
Accessibility: Access is via Bagwell Ln., a local street with a pavement width of 13' to 15' within an unknown right-of-way width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned A agricultural and RA residential. Development consists of single family dwellings in both a subdivision and rural setting. Sunnyview Primary School is located on Bagwell Ln. southeast of this site.
Proposed Use: Detached single family subdivision **Density:**
Sector Plan: East County **Sector Plan Designation:**
Growth Policy Plan: Urban 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: RA (Low Density 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: Graysburg Hills
Surveyor: Hodge Engineering
No. of Lots Proposed: 60 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 10 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (ORD. 91-1-102).
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
4. Widening of Bagwell Ln. to a minimum width of 18' from the entrance to this subdivision to a point where the existing pavement is already 18' wide or greater (approximately .25 mile to northern driveway of Sunnyview Primary School.). This work is to be completed prior to the issuance of the first Certificate of Occupancy within this development.
5. Providing a 4' wide sidewalk on one side of all streets within the development as shown on the concept plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act.
6. Per the recommendation of a previous traffic impact study, reconfigure the intersection of Bagwell Ln. and the proposed subdivision entrance road to create a through traffic movement. Place a stop sign on Bagwell Ln. as shown. The final design of this intersection must be reviewed and approved by the Knox County Dept. of Engineering and Public Works
7. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. A final plat application based on this concept plan will not be accepted for review by MPC until a certification of design plan has been submitted to the MPC Staff.
10. Development of this site beyond the 60 lots shown on the plan will require approval of another concept subdivision plan.

Comments: A concept plan for this site was approved by MPC earlier this year. Subsequently, a law suit was filed by area residents contesting MPC's approval. The litigants have been meeting in an effort to resolve the lawsuit. However, the lawsuit it has not been settled at this time. The current plan has fewer lots and a different road design. It has been submitted as a new request to be considered by MPC.

When this matter was previously considered, there was a lot of discussion regarding staff's requirements to widen Bagwell Road from the subdivision entrance to the northern driveway at Sunnyview Primary School. Due to a lack of existing right-of-way and a need to maintain access to all adjoining properties, MPC recommended that Bagwell Rd. be widened to 18' as requested by the applicant at that time. Staff will recommend MPC's previous action in the conditions for approval of this request. Sidewalks within the development will be required because the site is within the parent responsibility zone for Sunnyview Primary School.

This applicant is proposing a subdivision that will contain 60 lots on this 65 acre site. Phase one of the project will consist of 58 lots on approximately 31 acres of the site. Lots 59 and 60 may be further subdivided in the future. Another concept plan will have to be submitted for review and approval at that time. The entire development will consist of detached single family dwellings. The project has been designed to meet all of the requirements of the Knox County Zoning Ordinance and the Knoxville/Knox County Minimum Subdivision Regulations.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed

detention basins and a general plan as to how the stormwater will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

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. KUB can provide water, sewer, electrical and natural gas service to the site.
2. Any school age children living in this development are presently zoned to attend Sunnyview Primary, Chilhowee Intermediate, Carter Middle, and Carter High Schools. .
3. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached single family dwellings.
4. Drainage will be directed into the existing drainageways on this site. Stormwater detention, grading and drainage plans will be required that meet Knox County's regulations.

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 RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.

CONNFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The RA zoning approved for this site allows a density of approximately four dwellings per acre. The proposed development density of 1.87 dwellings per acre for phase one is within the development density permitted by the Sector Plan and current zoning of the site.

MPC Action: Approved **MPC Meeting Date:** 10/13/2005
Details of MPC action:
Summary of MPC action: APPROVE the concept plan subject to 10 conditions
Date of MPC Approval: 10/13/2005 **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:**