

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-16-C **Related File Number:** 10-K-16-UR
Application Filed: 8/29/2016 **Date of Revision:**
Applicant: OAKLAND, LLC

PROPERTY INFORMATION

General Location: Northwest side of W. Emory Rd., southwest of Chartwell Rd.
Other Parcel Info.:
Tax ID Number: 77 139, 13902 & 13905 **Jurisdiction:** County
Size of Tract: 14.06 acres
Accessibility: Access is via W. Emory Rd., a major arterial street with 24' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Detached dwellings & vacant land
Surrounding Land Use: This section of W. Emory Rd. is developed with residential uses under A, RA and PR zoning. The established subdivision to the east and north (Camelot II) was developed under RA zoning at approximately 1.4 du/ac. The newer subdivision to the west (Copper Ridge) is zoned PR 1-3 du/ac and developed at approximately 3 du/ac.
Proposed Use: Detached residential subdivision **Density:** 2.99 du/ac
Sector Plan: Northwest 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: Oakland, LLC on W. Emory

No. of Lots Proposed: 42 **No. of Lots Approved:** 0

Variances Requested:

1. Horizontal curve radius from 250' to 100' at sta 6-75 of Road A
2. Horizontal curve radius from 250' to 135' at sta 9+25 of Road A
3. Horizontal curve radius from 250' to 100' at sta 12+25 of Road A
4. Intersection spacing variance between the proposed subdivision entrance (Road A) and Meadow Creek Ln. from 400' to 172'
5. Intersection spacing variance between the proposed subdivision entrance (Road A) and Chartwell Rd. from 400' to 309'

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

APPROVE the Concept Plan subject to 12 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a subdivision name and street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)
3. Conducting a stream determination study and providing the appropriate easements and buffers as required by the Knox County Department of Engineering and Public Works
4. Certification prior to final plat approval by the applicant's surveyor that the corner sight distance at the proposed intersection of Road A and W. Emory Rd. meets or exceeds the requirements of the Subdivision Regulations
5. As part of the design plan provide a grading plan to the Knox County Dept. of Engineering and Public Works that specifically addresses access and the proposed building sites for lots 1-3 and 40-42
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation
7. Obtaining a street connection permit from the Tennessee Department of Transportation.
8. Place a note on the final plat that all lots will have access only to the internal street system
9. Prior to final plat approval, record a line of sight easement across Lot 28 in order to provide the needed sight distance for the curve in Road A if required by the Knox County Dept. of Engineering and Public Works
10. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, recreational amenities and drainage system.
12. 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 to subdivide this 14.069 acre tract located on the north side of W. Emory Rd. into 42 lots and to construct a detached dwelling on each lot. This site was the subject of a rezoning request earlier this year at which time the Knox County Commission approved PR (Planned Residential) zoning at a maximum density of 3 du/ac (11-C-15-RZ). This applicant is proposing a development density of 2.99 du/ac.

The site rises from W. Emory Rd. Due to a large amount of cutting that will be required at the entrance, the staff will require the applicant's engineer to produce a grading plan that will demonstrate the feasibility of providing access and building sites on some of the lots that are located at the front of the proposed development. If these proposed lots prove to be problematic, staff will deal with them as part of the final plat consideration. Additionally, the grading at the entrance may impact the site distance. Staff will require the applicant's engineer to certify the site distance will meet the requirements of the Subdivision Regulations as part of the Design Plan process.

The applicant has requested that MPC approve a 25' wide peripheral boundary setback around the entire development. A large portion of the adjoining land has not been developed and the reduced setback will not have a negative impact on those properties. Staff will recommend that the required 35' wide periphery setback be provided along the northern and western boundaries of the site where this development will adjoin other existing low density residential subdivisions. The northern half of the site is heavily wooded and staff would like to have some of the wooded area maintained in order to provide a buffer between the existing and proposed developments. As a result,, staff will recommend that the vegetation in the outer 25' in the area that we are requiring the full 35' setback be maintained without disturbance.

Our current maps show what may be a stream crossing the site. Since it is unclear if this actually a perineal stream, a study will have to be done to determine its status. The Knox County Storm water Control Ordinance will require buffers be established if it determined to be a stream and not just a storm water conveyance.

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

1. Water and sewer service is available to serve the site.
2. The proposed low density residential development at a density of 2.99 du/ac is compatible with other development that has occurred in this area.

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

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) zoning district and the requirements for approval of a use on review:

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 since the subdivision has direct access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The proposed development with a density of 2.99 du/ac is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 10/13/2016

Details of Action:

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Summary of Action: APPROVE variances 1- 5 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject to 12 conditions:

Date of Approval: 10/13/2016

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: