

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 10-SC-05-C **Related File Number:** 10-C-05-UR
Application Filed: 9/6/2005 **Date of Revision:**
Applicant: WISTERIA HILLS, LLC
Owner: WISTERIA HILLS, LLC, C/O FRED LEONARD

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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PROPERTY INFORMATION

General Location: Southeast side of Yarnell Rd., southwest of Carmichael Rd.
Other Parcel Info.:
Tax ID Number: 117 84 **Jurisdiction:** County
Size of Tract: 37.47 acres
Accessibility: Access is via Yarnell Rd., a major collector street with a 21' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / A (Agricultural)
South: Residence and vacant land / A (Agricultural)
East: Residence and vacant land / A (Agricultural)
West: Church, residences and vacant land / CA (General Business) & A (Agricultural)
Proposed Use: Detached single-family subdivision **Density:** 2.48 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural 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: Wisteria Hills
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 93 **No. of Lots Approved:** 93
Variances Requested: 1. Broken back curve tangent variance on Road A at station 16+00, from 150' to 70'.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): APPROVE variance 1 because the site's topography restricts compliance with Subdivision Regulations, and the proposed variance will not create a traffic hazard.
Staff Recomm. (Full): APPROVE the Concept Plan subject to 13 conditions:
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. At the design plan stage of the subdivision process, providing details on the boulevard design that are acceptable to the Knox County Department of Engineering and Public Works. Median breaks shall be included at locations that will provide access crossings for all lots.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
6. Revising the lot line between Lots 69 and 70 so that Lot 69 will have a building site on the north side of the creek or combining Lot 69 with the common area.
7. Prior to or with the submission of the final plat, providing documentation to Planning Commission Staff that each lot has a building area that is adequate for the single-family dwellings proposed for the subdivision (see comment below).
8. Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance in both directions along Yarnell Rd. at the entrance to the subdivision.
9. Placing a note on the final plat that all lots will have access only to the internal street system.
10. Establishing a greenway easement along Hickory Creek, if required by the Knox County Greenways Coordinator.
11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common areas and drainage system.
12. Meeting all requirements of the approved use on review development plan.
13. 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 37.47 acre tract into 93 detached single-family lots at a density of 2.48 du/ac. The Planning Commission recommended approval of a rezoning to PR (Planned residential) at a density of 1-3 du/ac on August 11, 2005 (8-U-05-RZ). The Knox County Commission approved the rezoning request on September 26, 2005.

The access to the site is from Yarnell Rd., a major collector street with a 21' pavement width within a 50' right-of-way. Due to the number of trips that would be generated by the subdivision, a traffic impact study was required. The study determined that no significant traffic volume related impacts will result from the development and therefore no road improvements are recommended.

Due to the site limitations (stream and slope protection areas) on the southeast end of the property, the applicant has clustered the lots on approximately three quarters of the site. A number of the lots are only 50' to 60' in width. Other constraints on the smaller lots include a power line easement, drainage easements and the peripheral setback. Staff had requested that the applicant provide floor plans for the units being proposed for the subdivision. The smallest unit measures approximately 39' x 60'. With the required setbacks and easements, there are a number of lots that will not have adequate building

sites. Staff has recommended a condition that prior to or with the submission of the final plat, the applicant shall provide documentation to Planning Commission Staff that each lot has a building area that is adequate for the single-family dwellings proposed for the subdivision. This condition is being recommended in order to avoid creating lots that are too small and will result in requests for setback variances.

Staff has also recommended a condition that the lot line between Lots 69 and 70 be revised so that Lot 69 will have a building site on the north side of the creek, or combining Lot 69 with the common area. The reason for creating a building site on the street side of the creek is that the creek has a floodway and no-fill zone that will require a revised flood study for any fill that would be need for crossing the creek.

The Knox County Parks Plan identifies a greenway along Hickory Creek. A condition is recommended for establishing a greenway easement along Hickory Creek, if required by the Knox County Greenways Coordinator.

The applicant had indicated that sidewalks were being proposed for the subdivision but they are not shown on the plan. If sidewalks are proposed, they need to be included in the design plan document submitted Knox County Engineering.

MPC Action:

Approved

MPC Meeting Date: 10/13/2005

Details of MPC action:

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4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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8. Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance in both directions along Yarnell Rd. at the entrance to the subdivision.
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Summary of MPC action:

APPROVE variance 1 because the site's topography restricts compliance with Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 13 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: