

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

### CONCEPT PLAN

**File Number:** 10-SC-15-C      **Related File Number:** 10-F-15-UR  
**Application Filed:** 8/24/2015      **Date of Revision:**  
**Applicant:** WORLEY BUILDERS INC.

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  
w w w • k n o x m p c • o r g

#### PROPERTY INFORMATION

**General Location:** Southwest side of Bakertown Rd., southeast side of Ball Camp pike.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 228      **Jurisdiction:** County  
**Size of Tract:** 15.6 acres  
**Accessibility:** Access is via Ball Camp Pike, a major collector street with 20' of pavement width within 65' of right-of-way, or Bakertown Rd., a major collector street with 18' of pavement width within 55' of right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** The surrounding area is primarily developed with agricultural to low density residential uses, under A, PR and RA zoning. There is a large area of Industrial zoning to the northwest, which is underutilized, and about 50 acres of PC zoning due north, which is undeveloped. The PC zoned area is situated along the proposed right-of-way for the new Schaad Rd., which has yet to be constructed in this section.  
**Proposed Use:** Detached residential subdivision      **Density:** 2.57 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:** 3117 Bakertown Rd  
**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: Bakertown Crossing

No. of Lots Proposed: 40      No. of Lots Approved: 0

Variances Requested: 1. Horizontal curve variance from 250' to 100' between sta. 1+36 to sta. 2+91 on Road A

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 variances will not create a traffic hazard.

Staff Recomm. (Full): APPROVE the Concept Plan subject to 9 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. Provide 300 feet of sight distance in both directions along Bakertown Rd. at the proposed driveway connections for lots 34-40. Should the required sight distance at each driveway location not be available, shared driveways will be considered if they can meet the standard
4. Provide turn-around type driveways for lots 34-40
5. As part of the Design Plan any construction proposed on lots 10-12 will require that the foundation and basements walls be certified by a structural engineer. These lots may be deemed unbuildable as shown
6. Place a note on the final plat that all lots, except lots 34-40, will have access only to the internal street system.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and storm drainage system
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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: This applicant is requesting to divide this 15 acre site into 40 lots. It is his intent to construct a detached dwelling on each lot. The site has some challenges which will make the development of the site as shown on the concept plan problematic. Lots 34-40 are proposed to have driveways directly to Bakertown Rd. In order to permit each lot to have direct access there must be a minimum of 300' of sight distance in each direction at each driveway. Staff review would indicate that this may not be possible. Staff will require that the applicant's engineer/surveyor certify the sight distance at each driveway or provide shared driveways that will meet that standard.

Staff's other primary concern with the proposed concept plan is that lots 10-12 may be unbuildable. At present, staff is prepared to recommend that the lots be approved with the foundations and basement walls be certified by structural engineer. Staff will require that the needed certification be provided during the design plan process. If the lots are deemed unbuildable, the applicant may propose an alternative lot layout that will maintain the number of at 40 as 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 since all utilities are in the area to serve this site.
2. The proposed detached residential 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 subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The proposal 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 up to 3.25 dwellings per acre. The proposed 2.57 du/ac is within the permitted zoning density.

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3.25 du/ac. which is consistent with the Sector Plan and the other development found in the area.
2. The site is in the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan.

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

**Details of Action:**

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**Summary of Action:** APPROVE variance 1 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 9 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:**