# **CASE SUMMARY**

# APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**

File Number: 10-SE-16-C Related File Number: 10-J-16-UR

Application Filed: 8/29/2016 Date of Revision:

Applicant: MESANA INVESTMENTS, LLC



### PROPERTY INFORMATION

General Location: Southeast side of Keller Bend Rd., southwest of Tedford Ln.

Other Parcel Info.:

Tax ID Number: 155 025 & 02501 Jurisdiction: County

Size of Tract: 6.34 acres

Accessibility: Access is via Keller Bend Rd., a local street with a 20' pavement width within a 50' right-of-way.

# GENERAL LAND USE INFORMATION

Existing Land Use: Residences

**Surrounding Land Use:** North: Residences / A (Agricultural)

South: Residences and vacant land / A (Agricultural) and PR (Planned Residential)

East: Residence and vacant land / RA (Low Density Residential)

West: Residences and vacant land / A (Agricultural)

Proposed Use: Detached Residential Subdivision Density: 2.997 du/ac

Sector Plan: Southwest County Sector Plan Designation:

Growth Policy Plan: Rural Area

**Neighborhood Context:** 

# ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2302 Keller Bend Rd

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:** 

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**Requested Plan Category:** 

# SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** The Cove at Keller Bend

No. of Lots Proposed: 19 No. of Lots Approved: 19

Variances Requested: None

S/D Name Change:

# OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

# MPC ACTION AND DISPOSITION

Tom Brechko Planner In Charge:

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 9 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Staff Recomm. (Full): Health Department.

- 2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3. Revising the concept plan to show the 25' right-of-way dedication for the entire frontage along Keller Bend Rd. There is still a 22.6' reference on the plan.
- 4. On the final plat, including the sight distance easement across Lot 1 that is needed to maintain 300' of sight distance through the curve of Keller Bend Rd.
- 5. Prior to final plat approval, obtaining a sight distance easement across the corner of Tax Parcel 155 026 that is needed to maintain 300' of sight distance through the curve of Keller Bend Rd. The recording information shall be included on the final plat. (See condition #4 above.)
- 6. Prior to obtaining a design plan approval for the subdivision, submitting a detailed grading plan to the Knox County Department of Engineering and Public Works and Planning Commission Staff that documents all proposed lots will have adequate building sites and yard areas with driveway grades not exceeding a 15% grade. Those lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.
- 7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 8. Placing a note on the final plat that all lots will have access only to the internal street system.
- 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.

The applicant is proposing to subdivide a 6.34 acre tract located on the east side of Keller Bend Rd.. Comments: southwest of Tedford Ln. into 19 detached residential lots. Access to the subdivision will be a public

street off of Keller Bend Rd.

Based on the acreage for the subdivision identified on the concept plan application (6.34 acres), the proposed subdivision would have a density of 2.997 du/ac. The approved PR zoning of the property allows a density of up to 3.0 du/ac. The revised concept plan identifies the site acreage as 6.303 acres which will cause the density to exceed the 3.0 du/ac at 3.014 du/ac. Staff has included a condition that prior to final plat approval, certification from the applicant's surveyor will be required to show that the total acreage for the subdivision and the total of 19 lots will not result in the maximum density of 3.0 du/ac for the subdivision to be exceeded.

The applicant has requested a reduction of the peripheral setback from 35' to 15' for the entire boundary of the subdivision. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts. At the staff review meeting with the applicant, staff had requested that the applicant provide justification for the peripheral setback reduction and had recommended that a 35' peripheral setback be retained along Keller Bend Rd. The revised concept plan still shows the 15' peripheral setback with no justification for the reduction. Staff has recommended a condition that the peripheral setback along Keller Bend Rd. remain at 35' with a reduction to 25' along the remaining peripheral boundaries which is more consistent with rear setback in low density residential zoning districts.

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

**Details of Action:** 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing

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System within Knox County (County Ord. 91-1-102).

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Summary of Action: APPROVE the Concept Plan subject to 9 conditions

Date of Approval:10/13/2016Date of Denial:Postponements:Date of Withdrawal:Withdrawn prior to publication?: ☐ Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

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 Appeals	:	Effective Date of Ordinance:

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