

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 10-SF-03-C **Related File Number:** 10-I-03-UR
Application Filed: 9/8/2003 **Date of Revision:**
Applicant: WINSTON COX
Owner: RIVER MEADOWS, GP

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: North side of Beaver Ridge Rd., west of Oak Ridge Hwy.
Other Parcel Info.:
Tax ID Number: 78 168, 168.01, PT. 167&162 **Jurisdiction:** County
Size of Tract: 28.7 acres
Accessibility: Access is via Beaver Ridge Rd., a collector street with a pavement width of 20' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwellings and vacant land
Surrounding Land Use: Zoning in the area consists of PR and RA residential and CA and PC commercial. Development in the area consists of single family dwellings, a new library and a shopping center anchored by a supermarket.
Proposed Use: Detached single family subdivision **Density:** 3.10 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) & 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: Grayhawk Landing (Revised)
Surveyor: Sullivan
No. of Lots Proposed: 87 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 11 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Establishing Minimum Floor Elevations (MFE) for lots that extend into the Floodway Fringe area.
3. Roads A and C meeting all required standards for horizontal curvature as required by the Subdivision Regulations or obtaining the needed variances at the time of final plat approval.
4. Approval of the road "eyebrow" design by the Knox County Dept. of Engineering and Public Works.
5. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkhole (closed contour area) on this site. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings are required for any structures within the 50' sinkhole buffer.
6. Meeting all requirements of the approved use on review development plan.
7. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
8. Connection to sanitary sewers and meeting any other applicable requirements of the Knox County Health Dept.
9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.
10. Prior to final plat approval, establish a greenway easement across the rear of this site for the proposed Beaver Creek Greenway as may be required by the Knox County Greenways Coordinator.
11. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: In July, 2003, this applicant received approval of a 64 subdivision at this location. Since that time he has obtained some additional property and has submitted a revised concept plan that proposes 86 lots. Since the subdivision contains more than 75 lots, MPC's Administrative rules requires that a traffic impact study be done and submitted along with the proposed subdivision. The traffic impact study was submitted and it has been reviewed by the Knox County Engineering Dept., MPC staff and TDOT personnel. The traffic study indicates that development of this project can be accomodated on Beaver Ridge Rd. It does find that the off-site intersection of Beaver Ridge Rd. at Oak Ridge Highway is deficient. Future improvements to the intersection will have to be undertaken by Knox County and the Tennessee Department of Transportation. It is anticipated that when the property immediately adjacent to Beaver Ridge Rd. is developed, right-of-way dedication will be made that will reduce the cost of the improvement. Knox County does not have any plans to improve this intersection in the near future.

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 place to serve this site.
- 2. The proposed detached single-family 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 detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
- 2. 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.

3. The recommended density of this site is 1 dwelling unit per acre. The proposed .99 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 4 du/ac. The PR zoning approved for this site allows a density up to 4 du/ac, which is consistent with the Sector Plan and the other development found in the area.

MPC Action:

Approved

MPC Meeting Date: 11/13/2003

Details of MPC action:

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Summary of MPC action:

APPROVE the concept plan subject to 11 conditions

Date of MPC Approval:

11/13/2003

Date of Denial:

Postponements: 10/9/2003

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: