

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 10-SF-06-C **Related File Number:** 10-O-06-UR
Application Filed: 9/5/2006 **Date of Revision:**
Applicant: CAMDUN REALTY I
Owner: CAMDUN REALTY I

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 Murray Dr., northeast side of Wilkerson Rd.
Other Parcel Info.:
Tax ID Number: 68 P C 15 **Jurisdiction:** City
Size of Tract: 6.23 acres
Accessibility: Access is via Murray Dr., a collector street with a pavement width of 18' at this location. The right-of-way of Murray Dr. varies from 40' to 60' in width

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property immediately adjacent to this site is zone A-1 agricultural and R-1 residential. Zoning within 1600' of this site includes C-3 and C-4 commercial and RP-1 residential zoning. The predominant use in the vicinity of the site is houses individual lots. General commercial uses are in place along Clinton Highway.
Proposed Use: Attached residential development **Density:** 7.39 du/ac
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (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: Camdun Realty I, - Murray Drive

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 46 No. of Lots Approved: 0

Variances Requested: 1. Intersection separation variance the proposed entrance street to Wilkerson Rd. from 300' to 170'

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 it will permit the entrance road to be located where sight distance is optimized

APPROVE the Concept Plan subject to 14 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Engineering Dept.
2. Locate the proposed detention pond outside of the required stream buffer
3. Resubdivision of parcels 14 & 15 located map 068PC to reflect the boundary as shown on this concept plan
4. Establish a sight distance easement across lot #1 and the adjoining common as may be required by the City of Knoxville Engineering Dept.
5. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Murray Dr. at the intersection with the access to this project. as required in section 62-88 of the Subdivision Regulations
6. Place a note on the final plat that all lots will have access to the internal street system only
7. Prior to recording the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the exterior of the dwellings, grounds and all other commonly held assets
8. Meeting all applicable requirements of the Ccity of Knoxville Arborist
9. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
10. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90)
11. Meeting all applicable requirements and obtaining any required permits from the Tenn. Dept. of Environment and Conservation
12. Prior to final plat approval, certification of participation in KUB's sewer capacity reservation program
13. Meeting all requirements of the approved use on review development plan
14. 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: The applicant is proposing to develop a project containing 46 attached dwellings on individual lots on this 6.23 acre site. The site is zoned RP-1 (Planned Residential) in 1973. Based on the fact that the site is shown for medium density residential use on the Knoxville One Year Plan, a plan for 6 to 24 units per acre could be submitted for review. The proposed development density of this project is 7.39 du/ac.

In 1995 MPC approved a development plan for this site that was similar to the current plan. MPC's approval was overturned by the Knoxville City Council. When the previous plan was considered by MPC and City Council area residents objected to the plan based on concerns regarding neighborhood compatibility and the condition of Murray Dr. Staff believes that since the site is located at the intersection of two collector streets and it is located within approximately 1500' of Clinton Highway, the use of this site for medium density housing would be appropriate. As previously noted, the site is designated for medium density residential use on the Knoxville One Year Plan. This designation has been a part of that plan from its beginning in 1982. The applicant is proposing a development that will comply with the adopted plan.

Murray Dr. is 18' wide at the proposed development. Wilkerson Rd. has a similar pavement width. Clinton Highway is a 4 lane divided highway. These are the roads that staff believes will provide the

primary access to this project. Development that has been proposed on roads with a pavement width of 18' have consistently approved suburban residential development by MPC. Portions of Murray Rd. between this site and Pleasant Ridge Rd. are only 12' wide.

Sight distance at the entrance to the development will have to meet the requirements of the Subdivision Regulations or a variance will have to be requested. Due to the existing stops signs at the intersection of Murray and Wilkerson Rd., a variance to the 300' minimum sight distance could be considered.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the stormwater will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knoxville City Engineer. The detailed grading and drainage plan will be submitted to City Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is 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. KUB can provide water, sewer, electrical and natural gas service to the site.
2. Any school age children living in this development are presently zoned to attend Norwood Elementary, Northwest Middle, and Central High Schools.
3. The proposed residential development is consistent in use and density with the zoning and community facilities in the area. The predominant use in the area is detached single family dwellings.
4. Drainage will be directed into the existing drainageways on this site. Stormwater detention, grading and drainage plans will be required that meet the City of Knoxville's regulations.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed residential development meets the standards of the RP-1(Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the Knoxville One Year Plan. The One Year Plan proposes this site for medium density residential use with a maximum density of 24 dwellings per acre. The overall development density of the proposed subdivision is 7.39 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knoxville Zoning Ordinance. The proposed development meets all the requirements of the RP-1 (Planned Residential) District.
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed project is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property. The dwellings proposed in this development will be of similar in value to a number of the houses in this area.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a medium density residential development within an area designated for medium density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments. Murray Dr. classified as a collector street. With that classification, it is expected to collect traffic from this and the surrounding residential areas and provide a route to the arterial streets in the area (Clinton Highway)

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan identifies this property for medium density residential use with a maximum density of 6 to 24 du/ac. The proposed development density of 7.39 dwellings per acre is within the development density permitted by the One Year Plan and current zoning of the site.

MPC Action:

Approved

MPC Meeting Date: 12/14/2006

Details of MPC action:

1. Meeting all applicable requirements of the City of Knoxville Engineering Dept.
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Summary of MPC action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and it will permit the entrance road to be located where sight distance is optimized

APPROVE the Concept Plan subject to 14 conditions:

Date of MPC Approval: 12/14/2006 **Date of Denial:** **Postponements:** 10/12/2006 - 11/9/2006

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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:**