

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

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

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File Number: 10-SF-15-C **Related File Number:** 10-E-15-UR
Application Filed: 8/24/2015 **Date of Revision:**
Applicant: GREEN RIVER HOLDINGS, LLC

PROPERTY INFORMATION

General Location: North side of Dutchtown Rd, south side of Bob Gray Rd.
Other Parcel Info.:
Tax ID Number: 118 100 & 16301 **Jurisdiction:** County
Size of Tract: 24.62 acres
Accessibility: Access is via Dutchtown Rd., a minor arterial street with 38' of pavement width within 70' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences / BP (Business and Technology), RB (General Residential) and A (Agricultural)
South: Church and residence / A-1 (General Agricultural)
East: Residences / RA (Low Density Residential)
West: Residences / PR (Planned residential)
Proposed Use: Detached residential subdivision **Density:** 4.1 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: 9957 Dutchtown 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:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Dutchtown Subdivision

No. of Lots Proposed: 101 No. of Lots Approved: 101

Variances Requested:

1. Reduction of the intersection spacing along Dutchtown Rd., between Road A and Rennboro Rd., from 400' to 355".
2. Reduction of the horizontal curve radius on Road B at STA 8+48.01, from 250' to 125".
3. Reduction of the intersection radius for the right-of-way for Road C at Road A, from 25' to 9.5'.
4. Reduction of the intersection radius for the edge of pavement for Road C at Road A, from 25' to 19.5'.
5. Reduction of the transition radius for the cul-de-sac for Road C, from 75' to 0'.
6. Reduction of the transition radius for the cul-de-sac for Road B, from 75' to 65'.

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 variances 1-6 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions

Staff Recomm. (Full):

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 (Ord 91-1-102).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works, and shall be installed at the time the street improvements are installed for the subdivision.
4. Revising the concept plan to provide a street connection from Road A to the Coluzzi Dr. stub-out to the east.
5. Prior to obtaining a design plan approval for the subdivision, submitting documentation to the Knox County Department of Engineering and Public Works and Planning Commission Staff that shows adequate building sites meeting required setbacks are available on Lots 4, 26, 56-58, 64, 65 and 84. 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.
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. Increased side yard setbacks may be required along streets with grades of 10% or greater. 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. Implementation of the intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc. as revised on September 21, 2015. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Placing a note on the final plat that all lots will have access only to the internal street system except for the lot (proposed Lot 66) with the existing house fronting on Bob Gray Rd.
10. 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 a 24.62 acre tract into 101 detached residential lots at a density of 4.1 du/ac. The property is located on the north side of Dutchtown Rd. and the southeast side of Bob Gray Rd. The proposed subdivision will be served by public streets with access out to Dutchtown Rd. The proposed subdivision will include sidewalks on one side of all streets and will connect to the existing sidewalks located along Dutchtown Rd.

The Planning Commission recommended approval of a rezoning to PR (Planned Residential) at a density of up to 5 du/ac. on September 10, 2015 with a condition that access must be provided to both Dutchtown Rd. and Bob Gray Rd.. The Knox County Commission approved the rezoning to PR (Planned Residential) at a density of up to 5 du/ac. without the condition on October 26, 2015.

Staff has recommended a condition that a street connection be provided from Road A to the Coluzzi Dr. stub-out that adjoins this property to east. This short street connection will allow for two access connections out to Dutchtown Rd.

The preliminary site grading plan identified a potential problem with having adequate building sites on approximately 17 lots within the subdivision. Staff has recommended a condition that the applicant provide a detailed grading plan prior to design plan approval that documents that adequate building sites are available on all proposed lots.

A Traffic Impact Study was prepared by Fulghum MacIndoe & Associates, Inc. for this development with the last revision date being September 21, 2015. The study recommends turn lane improvements on Dutchtown Rd. at the proposed subdivision entrance.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all exterior boundaries of this subdivision. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts. The standard rear yard setback for the low density and general residential zoning districts is 25'. The peripheral setback cannot be reduced adjoining the mobile home park at the north end of the subdivision since it is zoned BP (Business and Technology).

Action: Approved as Modified **Meeting Date:** 11/12/2015

- Details of Action:**
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 (Ord 91-1-102).
 3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works, and shall be installed at the time the street improvements are installed for the subdivision.
 4. Prior to obtaining a design plan approval for the subdivision, submitting documentation to the Knox County Department of Engineering and Public Works and Planning Commission Staff that shows adequate building sites meeting required setbacks are available on Lots 4, 26, 56-58, 64, 65 and 84. 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.
 5. 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. Increased side yard setbacks may be required along streets with grades of 10% or greater. 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.
 6. Implementation of the intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc. as revised on September 21, 2015. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
 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 except for the lot (proposed Lot 66) with the existing house fronting on Bob Gray Rd.
 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.
(Previous Condition 4 removed by the Metropolitan Planning Commission)

Summary of Action: APPROVE variances 1-6 because the site's topography and shape restrict 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: 11/12/2015 **Date of Denial:** **Postponements:** 10/8/2015

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: