

# 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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Knoxville, Tennessee 37902  
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**File Number:** 11-SA-11-C                      **Related File Number:** 11-B-11-UR  
**Application Filed:** 9/26/2011              **Date of Revision:**  
**Applicant:** JIM SULLIVAN

## PROPERTY INFORMATION

**General Location:** Northeast side of Solway Rd., north of Gable Run Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 89 131 & 13201                      **Jurisdiction:** County  
**Size of Tract:** 35.33 acres  
**Accessibility:** Access is via Solway Rd., a collector street with a pavement width of 20' within a 50' wide right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Partially developed subdivision  
**Surrounding Land Use:** Property in the area is zoned PR residential and A agricultural. Development in the area consists of detached residences and a church.  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 2.99 du/ac  
Greenbrook / 3.71  
Teal Creek  
**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)  
**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: Greenbrook - Unit 4 & Teal Creek  
No. of Lots Proposed: 125      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 for Unit 4 of Greenbrook and Teal Creek subject to 10 conditions  
Staff Recomm. (Full):  
1. Renaming the entire development Greenbrook  
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.  
3. Place a note on the final plat that lots 53, 54 and 55 of Greenbrook and lots 1-3 and 69-70 of Teal Creek will require review and approval of a geotechnical study prior to issuance of building permits within the 50' wide sinkhole buffer.  
4. Prior to final plat certification, establish a homeowners association for the purpose of assessing fees for the maintenance of the proposed drainage structures, open space and other commonly held assets.  
5. Certification on the final plat by the applicant's engineer that there is 400' of sight distance at the intersection of the proposed Teal Creek Ln. and Solway Rd.  
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)  
7. Place a note on the final plat that all lots will be access from the internal road system only  
8. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.  
9. Place a note on the final plat that the side yard setback is 10' on each side of a dwelling when the road grade in front of the dwelling is 10% or greater (lots 17-22 and 118-123 Greenbrook and lots 7-8 and 66-67 Teal Creek  
10. 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 has submitted a revised concept plan for a portion of Greenbrook and Teal Creek Subdivisions. These two concept plans were approved in 2008. Since no final plats were approved since that time, the MPC approval of those concept plans has expired. The 2008 MPC recommendation included a condition that these two subdivision be linked via an internal road connection. The current plan shows the connection as previously amended. Since the developments are going to be connected, staff recommends the applicant adopt the name Greenbrook for the entire development.

**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 water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of 2.99 du/ac Greenbrook and 3.71 du/ac Teal Creek, is consistent in use and density with the recommended zoning of the property.
3. Any school age children living in these developments are presently zoned to attend Hardin Valley Elementary School, Karns Middle School and Hardin Valley Academy.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed detached residential subdivisions meet the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential 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 General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use

- which may permit a maximum density of 5 dwellings per acre. The overall development density of the proposed subdivisions is within the density permitted by the plan.
- B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all relevant height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential District).
- C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
- D. The use will not significantly injure the value of adjacent property.
- E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning recommended for the property allows consideration of up to 3.0 du/ac in Greenbrook and 4.0 du/ac in Teal Creek . The proposed subdivisions with their distribution of density are consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved as Modified **Meeting Date:** 11/10/2011

- Details of Action:** (Condition 1 Deleted at MPC 11-10-110)
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  2. Place a note on the final plat that lots 53, 54 and 55 of Greenbrook and lots 1-3 and 69-70 of Teal Creek will require review and approval of a geotechnical study prior to issuance of building permits within the 50' wide sinkhole buffer.
  3. Prior to final plat certification, establish a homeowners association for the purpose of assessing fees for the maintenance of the proposed drainage structures, open space and other commonly held assets.
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  9. 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

**Summary of Action:** APPROVE the concept plan for Unit 4 of Greenbrook and Teal Creek subject to 9 conditions

**Date of Approval:** 11/10/2010 **Date of Denial:** **Postponements:**  
**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:**