

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: 11-SA-15-C **Related File Number:** 11-G-15-UR
Application Filed: 9/28/2015 **Date of Revision:**
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: Northeast side of Mercury Dr., southeast side of Yarnell Rd.
Other Parcel Info.:
Tax ID Number: 118 018 AND PART OF 01706 **Jurisdiction:** County
Size of Tract: 2 acres
Accessibility: Access is via Mercury Dr., a local street with a 24' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Apartments - PR (Planned Residential) / TO (Technology Overlay) (k)
South: Residences and business - A (Agricultural) / TO (Technology Overlay) & PC (Planned Commercial) / TO (Technology Overlay)
East: Vacant land / PC (Planned Commercial) / TO (Technology Overlay)
West: Residences / PR (Planned residential) / TO (Technology Overlay)
Proposed Use: Detached residential subdivision **Density:** 5.5 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: 10644 Mercury Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) / TO (Technology Overlay)
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: Mercury Drive Subdivision

No. of Lots Proposed: 11 No. of Lots Approved: 11

Variances Requested: 1. Reduction of the right-of-way radius at the southeast corner of the intersection of Road A at Mercury Dr., from 25' to 0'.

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 variance 1 because the applicant does not control the property needed for the right-of-way radius and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 conditions

Staff Recomm. (Full):

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 System within Knox County (Ord 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Placing a note on the final plat that all lots will have access only to the internal street system.
5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and stormwater facilities.
6. 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 this 2 acre site located on the northeast side of Mercury Dr., and southeast side of Yarnell Rd., into 11 lots at a density of 5.5 du/ac. The proposed subdivision will be served by a public street off of Mercury Dr.

The applicant has submitted a rezoning application for the Planning Commission's January 14, 2016 meeting, for a zoning line adjustment between the PR/TO (parcel 018) and PC/TO (parcel 01706) districts that include this site and the approved commercial development to the east. This zoning boundary line adjustment will follow the proposed subdivision boundary as identified on the concept plan. The proposed boundary is also being adjusted to follow the bottom of the graded slope between the two development sites.

While some of the proposed lots are as narrow as 36', the developer is planning to build a two story detached residence on each lot with 5' side yard setbacks.

The applicant has requested a reduction of the peripheral setback from 35' to 15' along Mercury Dr. Since the back of the houses for the three lots along Mercury Dr. will face Mercury Dr., staff is recommending that the peripheral setback only be reduce to 25'. The applicant is proposing to apply for a variance from the Knox County Board of Zoning Appeals for a reduction of the peripheral setback for Lot 1. The Planning Commission cannot approve a setback reduction in that area since it adjoins a property with PC zoning.

Action: Approved

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 a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
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6. 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.

Summary of Action:

APPROVE variance 1 because the applicant does not control the property needed for the right-of-way radius and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 conditions

Date of Approval:

11/12/2015

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

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 Appeal:

Effective Date of Ordinance: