

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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www.knoxmpc.org

File Number: 11-SB-08-C **Related File Number:**
Application Filed: 10/3/2008 **Date of Revision:**
Applicant: SOUTHLAND GROUP, INC.

PROPERTY INFORMATION

General Location: North side of Schaad Rd., north end of Olive Branch Ln.
Other Parcel Info.:
Tax ID Number: 91 190 **Jurisdiction:** County
Size of Tract: 19.8 acres
Accessibility: Access is via Olive Branch Ln., a local street with a 26' pavement width within a 50' right-of-way, with future access to the Schaad Rd. extension.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / PR (Planned Residential)
South: Schaad Road extension and residences (Glenlake Subdivision, Unit 1) / PR (Planned Residential)
East: Residences / PR (Planned Residential) & A (Agricultural)
West: Vacant land / A (Agricultural)
Proposed Use: Detached residential subdivision **Density:** 2.83 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside 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: 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: Glenlake, Unit 2

No. of Lots Proposed: 56 No. of Lots Approved: 56

Variances Requested: 1. Tangent length variance for broken back curve on Road H from STA 5+46 to STA 6+02, from 150' to 56'.

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 site's topography restricts compliance with the Subdivision Regulations, and the proposed variance 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 (County Ord. 91-1-102).
 3. Prior to final plat approval, the right-of-way for the Schaad Rd. extension shall be dedicated so that a public street connection will be established between the existing Olive Branch Ln. and Road H in the second unit of the subdivision.
 4. Identifying the slope easement for the Schaad Rd. extension on the final plat. If the final plat is to be recorded prior to the completion of the Schaad Rd. extension, the temporary construction easement shall also be shown on the plat.
 5. Presenting design plans for the storm drainage system to the Knox County Department of Engineering and Public Works indicating how the subdivision's storm drainage system will be integrated with the storm drainage for the Schaad Rd. extension project.
 6. Planting a landscape screen, that at a minimum will be a single row of evergreen trees on 10' centers with branches touching the ground (installed height of 8' and a mature height of 30'), along the north side of the slope easement for the Schaad Rd. extension for lots 1-4 and 45-56 in order to reduce the impact of the proposed arterial road on the adjoining lots. This landscape screen shall be planted upon the completion of the Schaad Rd. extension in this area, when the temporary construction easement is no longer needed. The landscape screen may be planted in the slope easement area, only if approved by the Knox County Department of Engineering and Public Works.
 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.
 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 for the revised concept plan has been submitted to the MPC staff.
 10. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the PR zoning district.

Comments: This proposed concept plan was originally approved by the Planning Commission on July 13, 2006 (5-SG-04-C & 5-M-04-UR). Since the original concept plan has expired, a revised concept plan has been submitted for Planning Commission approval.

The applicant is proposing to subdivide this 19.8 acre tract into 56 lots at a density of 2.83 du/ac. Access to the site is via an extension of Olive Branch Ln. which is a local street within Unit 1 of Glenlake Subdivision. The property is located on the north side of the extension of Schaad Rd. which will provide the primary access for the subdivision when it is officially opened by the County.

With the construction of the Schaad Rd. extension along the southern property line for this unit of the subdivision 16 lots within the subdivision will be adjacent to a four lane minor arterial street. With the shallow depth of these lots (102' - 129'), with a portion of the lot including a slope easement for the new

road, Staff is recommending a condition that the applicant plant a landscape screen along the north side of the slope easement for the Schaad Rd. extension for lots 1-4 and 45-56. This landscape screen will help to reduce the impact of the proposed arterial road on the adjoining lots.

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 utilities are in place to serve this site.
2. The proposed detached single-family subdivision at a density of 2.83 du/ac (2.997 du/ac for the entire subdivision), is consistent in use and density with the approved rezoning of the property.
3. Any school age children living in this development are presently zoned to attend Amherst Elementary and Karns Middle and High Schools.

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

1. The proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
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 will not draw additional traffic through residential areas since future access will be to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use and slope protection area. The PR zoning approved by the Knox County Commission allows consideration of a density up to 3 du/ac. The proposed subdivision at a density of 2.83 du/ac (2.997 du/ac for the entire subdivision) is consistent with the Sector Plan and zoning designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Summary of MPC action:

APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

Date of MPC Approval: 11/13/2008

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: