

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-SB-15-C **Related File Number:**
Application Filed: 10/2/2015 **Date of Revision:**
Applicant: TRANS SOUTH PROPERTIES, G.P.

PROPERTY INFORMATION

General Location: North and south sides of McCampbell Wells Wy., west of Glen Creek Rd.
Other Parcel Info.:
Tax ID Number: 60 H E 104 **Jurisdiction:** City
Size of Tract: 15.24 acres
Accessibility: Access is via Glen Creek Rd., a local boulevard type street with a pavement cross section consisting of two 18' wide driving lanes and a 10' wide median within a 70' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: The site is developed with roads and utilities and contains 7 detached dwellings and 8 attached dwellings
Surrounding Land Use: Property in the area is zoned PR residential, A agricultural and C-6 commercial. Development in the area consists of recently developed subdivisions, a TVA and KUB electrical substation, and a Wal-Mart.
Proposed Use: Detached residential subdivision **Density:** 2.12 du/ac
Sector Plan: Northeast County **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: Clear Springs Plantation

No. of Lots Proposed: 43 **No. of Lots Approved:** 0

- Variances Requested:**
1. Horizontal curve variance from 250' to 100' at sta 2+32 of McCampbell Wells Wy.
 2. Horizontal curve variance from 250' to 125' at sta 7+96 of McCampbell Wells Wy.
 3. Horizontal curve variance from 250' to 105' at sta 10+11 of McCampbell Wells Wy.
 3. Horizontal curve variance from 250' to 150' at sta 13+54 of McCampbell Wells Wy.
 5. Horizontal curve variance from 250' to 105' at sta 16+25 of McCampbell Wells Wy.
 6. Horizontal curve tangent variance from 150' to 79' between sta 8+83 and 9+72 of McCampbell Wells Wy.
 7. Horizontal curve tangent variance from 150' to 139' between sta 14+10 and 15+49 of McCampbell Wells Wy.
 8. Vertical curve variance from 193.25' to 120' at sta 2+67 of McCampbell Wells Wy.
 9. Vertical curve variance from 102' to 70' at sta 8+01 of McCampbell Wells Wy.
 10. Vertical curve variance from 157.75' to 80' at sta 6+82 of McCampbell Wells Wy.
 11. Horizontal curve variance from 100' to 30' at sta 6+77 of Laurel Creek Wy.
 12. Vertical curve variance from 85.75' to 50' at sta 1+15 of Laurel Creek Wy.
 13. Vertical curve variance from 110' to 40' at sta 1+83 of Laurel Creek Wy.
 14. Vertical curve variance from 127.25' to 64' at sta 7+16 of Laurel Creek Wy.

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 variances 1- 14 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject 12 conditions

- Staff Recomm. (Full):**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
 2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
 3. Connection of sanitary sewer and meeting all other relevant requirements of the Knox County Health Dept.
 4. Installation of sidewalks as shown on the concept plan.
 5. Prior to issuance of the first occupancy permit, establish a homeowners association for the purpose of assessing fees for maintenance of the facilities and all commonly held assets.
 6. Meeting all applicable requirements of the previously approved concept plan for Clear Springs Plantation (2-SA-04-C & 4-SL-05-C & 3-SB-10-C)
 7. Provision of a note on the Concept plan that all intersection grades greater than 1% and equal to or less than 3% have been approved by the Knoxville Dept. of Engineering
 8. No more than 150 building permits being issued for dwellings in Clear Springs Plantation until the connection between this development and the Meadows of Millertown is completed
 9. Sidewalks are to be constructed on one side of all streets. Sidewalks will be a minimum of 4' wide with a 2' planting strip between the back of curb and the sidewalk. Provision of a 5' wide passing area every 200' as required by the Knoxville Engineering Dept. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act
 10. Review and approval of the grading plan for this site by the TVA and KUB prior to the issuance of a grading permit for this project
 11. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
 12. 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: A concept plan for a portion of Clear Springs Plantation was approved by MPC in April, 2005. At that time, this portion of the site was labeled for future development. In November, 2005 this applicant received approval of a use on review for 60 attached residential condominiums for this site. In 2010, due to changes in mortgage lending practices, the applicant requested to convert the previously proposed condominium project into a subdivision of detached dwellings. Eight of the previously approved attached units and seven detached dwellings have been built and will not be part of this concept subdivision plan. The before MPC at this time proposes 43 lots as approved in 2010. With

the current proposal, the total development will contain 246 dwelling units. The overall development density for Clear Springs Plantation will be 2.12 du/ac.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed detached residential development is consistent in use and density with the proposed zoning and subdivision development in the area.

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

1. The proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The proposed development 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 is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
3. The recommended density of this site is 1- 3 dwellings per acre. The proposed 2.12 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning recommended for approval for this site will allow a density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.

Action: Approved **Meeting Date:** 1/14/2016

Details of Action:

Summary of Action: APPROVE variances 1- 14 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject 12 conditions

Date of Approval: 1/14/2016 **Date of Denial:** **Postponements:** 11/12/2015-12/10/2015

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:**