

# 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-SC-03-C                      **Related File Number:** 11-K-03-UR  
**Application Filed:** 10/13/2003              **Date of Revision:**  
**Applicant:** S & E PROPERTIES  
**Owner:** S & E PROPERTIES ERIC MOSELEY

### PROPERTY INFORMATION

**General Location:** East and west sides of Joe Hinton Rd., south side of Jenkins Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 105 PT. 152                      **Jurisdiction:** County  
**Size of Tract:** 44 acres  
**Accessibility:** Access to the proposed subdivision is via Joe Hinton Rd., a collector a street with a pavement width of 22' within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** The site is surrounded by residential development that includes single family housing and apartments developed under the RA,PR and A zoning classifications.  
**Proposed Use:** Detached single family subdivision                      **Density:** 2.33 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area and Urban 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:** Joe Hinton Road Subdivision  
**Surveyor:** Sullivan  
**No. of Lots Proposed:** 100      **No. of Lots Approved:** 0  
**Variences Requested:**  
1. Grade at intersection from 1% to 3% at intersection of Road A west and Road D.  
2. Vertical curve variance from 135' to 75' at sta. 9+30 of Road A west.  
3. Vertical curve variance from 225' to 60 at sta. 0+45 of Road E  
**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 - 3 because the topography of the site restricts compliance with the Subdivision Regulations

APPROVE the concept plan subject to 9 conditions

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Providing a minimum right-of-way dedication of 30' for the centerline of Jenkins Rd. and Joe Hilton Rd.
4. Meeting all requirements of the approved Use-on-Review development plan.
5. Place a note on the final plat that all lots will have access from the internal road system only.
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102)
7. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
8. Replacing the pipe under Jenkins Rd. and construction of the large drainage swell along Joe Hilton Rd. per the requirements of the Knox County Dept. of Engineering and Public Works prior to the issuance of any building permits in this project.
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.

**Comments:** The stormwater runoff for an area of approximately one square mile drains through this site. Jenkins and Joe Hinton Roads flood during major rain events. For these reasons, staff requested the applicant prepare the detailed drainage plan for this development at the concept plan stage. As a result of the drainage study, the developer will be constructing a large drainage swale along Joe Hinton Rd. In addition, with the cooperation of the Knox County Dept. of Engineering and Public Works, they will be adding additional piping under Jenkins Rd. Staff will recommend this work be completed prior to the issuance of any building permits in this project.

The developer has reduced the number of dwellings that are being considered for approval at this time. It is their intention to get the drainage work done and then come back for consideration of the remainder of the site. They have noted on their plan that the future development may contain up to 72 additional dwellings.

### **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 all utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

1. The proposed detached single-family subdivision meets the standards for development within the PR

(Planned Residential) Zone and all other requirements of the Zoning Ordinance.

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 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 approved density of this site is 1-4 dwelling units per acre. The proposed 2.33 du/ac is within the permitted zoning density.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The proposed development density of 2.33 du/ac is consistent with the Sector Plan and the other development found in the area.

**MPC Action:**

Approved

**MPC Meeting Date:** 1/8/2004

**Details of MPC action:**

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**Summary of MPC action:**

APPROVE variances 1 - 3 because the topography of the site restricts compliance with the Subdivision Regulations  
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**Date of MPC Approval:**

1/8/2004

**Date of Denial:**

**Postponements:** 11/13/2003-  
12/11/2003

**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:**