

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SD-04-C **Related File Number:** 11-E-04-UR
Application Filed: 10/11/2004 **Date of Revision:**
Applicant: JIM SULLIVAN
Owner:

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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400 Main Street
Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: East side of Thompson Rd., south of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 104 PT. 141.01 **Jurisdiction:** County
Size of Tract: 13.2 acres
Accessibility: Access is via Thompson Rd., a minor collector street with a 16' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences / RA (Low Density Residential) & A (Agricultural) with TO (Technology Overlay)
South: Vacant land (approved subdivision) / PR (Planned Residential)
East: Residences / A (Agricultural)
West: Vacant land and residences / A (Agricultural) and A (Agricultural) / TO (Technology Overlay)
Proposed Use: Detached single-family subdivision **Density:** 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:
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: Windsor Pointe
Surveyor: Sullivan
No. of Lots Proposed: 66 **No. of Lots Approved:** 66
Variances Requested: 1. Horizontal curve variance on Road A at station 7+25, from 250' to 175'.
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.

Staff Recomm. (Full): APPROVE the Concept Plan subject to 9 conditions

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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Submitting plans for the proposed crossing of the pipeline to the gas pipeline company for their approval prior to obtaining Design Plan approval.
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Thompson Rd.
6. Any sight distance easements required to obtain and maintain the required sight distance for the subdivision will have to be obtained prior to Design Plan approval. Any clearing that is needed to obtain the required sight distance must be completed prior to any grading of the site.
7. Place a note on the final plat that all lots will have access only to the internal street system.
8. Meeting all requirements of the approved use on review development plan.
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 applicant is proposing to develop this 13.2 acre site with 66 lots at a density of 5 du/ac. This proposed subdivision is being designed as a zero lot line detached single-family development. With the combination of the site grades and narrower lot design for the proposed zero lot line development, a reduction in the total number of lots may occur once the detailed grading plans are completed. Due to the narrow lot design for this zero lot line subdivision, Staff is recommending a condition that a Type B landscape screen be placed along the northeast and southeast property lines to reduce the impact on the adjoining lower density developments. The front yard setback designation of 15' with a two car garage cannot be approved by the Planning Commission for a detached single-family subdivision. A 20' setback is required.

While recent improvements have been made to Thompson Rd. as a result of the development of the subdivision just southeast of this site, this subdivision may not be able to obtain the required sight distance from the entrance without obtaining sight distance easements across adjoining property. Any sight distance easements will have to be obtained prior to Design Plan approval of the subdivision.

An underground gas pipeline crosses the middle of this site. The applicant will be required to submit plans for the proposed crossing of the pipeline to the gas pipeline company prior to Design Plan approval. A drainage pipe under Thompson Rd. may have to be upgraded as a result of this development.

MPC Action: Approved **MPC Meeting Date:** 1/13/2005

Details of MPC action:

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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 9 conditions

Date of MPC Approval: 1/13/2005 **Date of Denial:** **Postponements:** 11/10/2004-12/9/2004

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: