

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-SE-08-C **Related File Number:** 11-L-08-UR
Application Filed: 10/6/2008 **Date of Revision:**
Applicant: LANDVIEW, LLC.

PROPERTY INFORMATION

General Location: East side of Solway Rd., northwest of Gable Run Dr.
Other Parcel Info.:
Tax ID Number: 89 PT. 131 & 132.01 **Jurisdiction:** County
Size of Tract: 18.5 acres
Accessibility: Access is via Solway Rd., a collector street with a Pavement width of 20' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned PR residential and A agricultural. Development in the area consists of detached residences and a church.
Proposed Use: Detached Residential Subdivision **Density:** 3.84 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) & PR (Planned Residential) pending
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: Teal Creek, Revised
No. of Lots Proposed: 71 **No. of Lots Approved:** 0
Variances Requested: 1. Intersection separation variance from 300' to 285' between Gable Run Dr, and the proposed entrance road
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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

Staff Recomm. (Full): APPROVE the Concept Plan subject to 11 conditions

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Connecting this subdivision with Greenbrook Subdivision via a road connection to be placed in the vicinity of lot #57 to tie into Orange Blossom Lane.
3. Prior to final plat certification, establish a homeowners association for the purpose of assessing fees for the maintenance of the proposed drainage structures, open space and other commonly held assets.
4. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
5. Place a note on the final plat that the side yard setback is 10' on each side of a dwelling when the road grade in front of the dwelling is 10% or greater (lots 17-41)
6. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
7. As part of the Design Plan, conduct a sinkhole determination study for the hatched contour area on the southern portion of the site. If is determined to be a sinkhole, establish a 50' building buffer around the depressed areas on lots 1-4 and 71. Construction within the 50' buffer may only be permitted if a geotechnical study states that the building sites are stable.
8. Certification on the final plat by the applicant's engineer that there is 400' of sight distance at the intersection of the proposed subdivision entrance and Solway Rd.
9. Place a note on the final plat that all lots will be access from the internal road system only
10. Final action by the Knox County Commission approving the rezoning of this site to PR (Planned Residential) at 4.00 du/ac or greater
11. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

Comments: The applicant has submitted a revised plan for the proposed Teal Creek subdivision. The original concept plan was approved on July 12, 2007. Since that time the applicant has incorporated a portion of the land that was to be part of the adjoining Greenbrook Subdivision. The current zoning of that portion of the site will not support the proposed density. As a result, the applicant's engineer has requested rezoning of the property. This matter was recommended for approval of PR (Planned Residential) at 4 du/ac by MPC at the December 11, 2008 meeting. The rezoning will be considered by the Knox County Commission at their January 27, 2009 meeting.

One of the staff's primary concerns with the proposed development is a shallow depression on the southern portion of the site. A sinkhole determination study will need to be conducted to determine if this depressed area is a sinkhole. If it is determined to be a sinkhole a 50' building buffer will have to be established around the highest hatched contour. In this particular case, the buffer will impact 5 lots and the proposed entrance street.

The same applicant is developing Greenbrook Subdivision which adjoins this site. When it is completed it will contain 169 lots. Staff typically looks for a second access point to a development when the lot count exceeds 150. Since the same applicant is developing both subdivisions, staff has requested the applicant's engineer to examine that possibility and prepare an extended road profile that will result in a road connection between these subdivisions.

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 will be provided to this site.
2. The proposed detached residential subdivision at a density of 3.84 du/ac, is consistent in use and density with the recommended zoning of the property.
3. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary, Karns Middle School and Hardin Valley Academy.

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 Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use which may permit a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.84 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning recommended for the property allows consideration of up to 4.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.84 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 1/8/2009

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 variances will not create a traffic hazard
 APPROVE the Concept Plan subject to 11 conditions

Date of MPC Approval: 1/8/2009

Date of Denial:

Postponements: 11/13/2008

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: