

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SO-05-C **Related File Number:** 11-P-05-UR
Application Filed: 10/10/2005 **Date of Revision:**
Applicant: NORTH AMERICAN DEVELOPMENT CORP.
Owner: NORTH AMERICAN DEVELOPMENT CORP KEN BOWMAN

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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PROPERTY INFORMATION

General Location: Southeast side of E. Beaver Creek Dr., southwest of Brickyard Rd.
Other Parcel Info.:
Tax ID Number: 67 047 **Jurisdiction:** County
Size of Tract: 47.32 acres
Accessibility: Access is via W. Beaver Creek Dr., a collector street with a pavement width of 35' at his location within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: This section W. Beaver Creek Dr. is developed with rural, low and medium density residential uses under A, RA and PR zoning. Crown College, Temple Baptist Church and DeRoyal Industries are also located in the area, zoned OB and I.
Proposed Use: Attached residential condominiums and detached single family subdivision **Density:** 2.66 du/ac
Sector Plan: North 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) 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: Brickyard View Subdivision
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 56 **No. of Lots Approved:** 0
Variances Requested: 1. Reverse curve tangent from 50' to 39.33' between curve A-1 and curve A-2
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 variance will not create a traffic hazard.

APPROVE the concept plan subject to 12 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirement 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 (Rod. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Provision of traffic calming facilities as required by the Knox County Dept. of Engineering and Public Works
5. Constructing the entrance at a location that will maximize the sight distance on W. Beaver Creek Dr.
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the drainage system and any commonly held assets.
8. Placing a note on the final plat that all lots will have access from the internal road system only.
9. The driveways for lots 40-50 must be graded in at the time Road D is graded in
10. Meeting all requirements of the approved use on review development plan.
11. 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.
12. Approval of the rezoning of this site to PR (Planned Residential) at a density of 2.67 du/ac or greater

Comments: The applicant is proposing to subdivide this 47.32 acre tract into 55 lots for detached single family dwellings and 71 attached condominium unit. This will result in a development density of 2.67 du/ac. The property was recommended for a rezoning to PR (Planned Residential) at a density of 1-3.5 du/ac by the Planning Commission on October 13, 2005. The Knox County Commission will consider the rezoning at its November meeting.

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 is consistent in use and density with the zoning of the property.

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

1. The proposed 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the North County Sector Plan which proposes low residential uses.

Upon approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved **MPC Meeting Date:** 11/10/2005

- Details of MPC action:**
1. Connection to sanitary sewer and meeting any other relevant requirement 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 variance will not create a traffic hazard.
APPROVE the concept plan subject to 12 conditions

Date of MPC Approval: 11/10/2005 **Date of Denial:** **Postponements:**

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:**