

# 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:** 12-SA-03-C                      **Related File Number:** 12-D-03-UR  
**Application Filed:** 11/7/2003              **Date of Revision:**  
**Applicant:** PRESTIGE DEVELOPMENT  
**Owner:** PRESTIGE DEVELOPMENT

### **PROPERTY INFORMATION**

**General Location:** East & west sides of Bishop Rd., south of Tate Trotter Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 47 064    **Jurisdiction:** County  
**Size of Tract:** 23.94 acres  
**Accessibility:** Access is via Bishop Rd. , a collector street with a pavement width of 18' within a 40' wide right-of-way.

### **GENERAL LAND USE INFORMATION**

**Existing Land Use:** One single family dwelling and vacant land  
**Surrounding Land Use:** Property in the area is zoned A agricultural and RA residential. The area around the site is developed with detached single family dwellings.  
**Proposed Use:** Detached single family subdivision    **Density:** 2.76 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:** Mendonhall Estates  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 66      **No. of Lots Approved:** 0  
**Variances Requested:**  
1. Horizontal curve variance from 250' to 175' at sta. 24+90 of Preston Ln.  
2. Vertical curve variance from 273.25' to 100' at sta. 10+54 of Whitmore Ln.  
3. Vertical curve variance from 114.15' to 100' at sta.21+50 of Preston Ln.  
4. Intersection grade variance from 1% to 2% at Whitmore Ln. and Preston Ln.  
**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- 4 because the site's topography restricts compliance with the Subdivision Regulations.

APPROVE the concept plan subject to 12 conditions

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. "Over" designing the stormwater detention basins to accommodate storm water runoff at a rate greater than the required minimum as may be required by the Knox County Dept. of Engineering and Public Works.
3. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
4. Correcting the lot numbering scheme by identifying the lot on which the existing house is located as lot 66.
5. Place a note on the final plat that all lots except lots 61 - 66 will have access to the internal street system only.
6. Place a note on the final plat that lots 61 - 66 will have 300' of sight distance in each direction at the proposed driveway locations. Turn around type driveways are required for each of these lots.
7. Constructing the proposed boulevard entrance per the requirements of the Knox County Dept. of Engineering and Public Works.
8. Prior to certification of the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the common area and any other commonly held assets.
9. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102).
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. Final approval of the rezoning of this site by the Knox County Commission to Planned Residential at 2.76 du/ac. or greater.

**Comments:**

The developer is proposing a 66 lot subdivision on this 23.94 acre site. Access to the development will be via Bishop Rd. Some of the lots will have direct access to Bishop Rd. The developer will provide turn around type driveways on those having direct access to Bishop Rd.

Due to an existing drainage problem downstream from this site, the Knox County Dept. of Engineering and Public Works will require the applicant to detain the stormwater from this site at a greater rate than would be required by the regulations.

The rezoning of this site to PR (Planned Residential) will be considered by the Knox County Commission at its December 15, 2003 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 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 recommended density of this site is 1-3 dwelling unit per acre. The proposed 2.76 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The proposed development density of 2.76 du/ac is consistent with the Sector Plan and the other development found in the area.

**MPC Action:** Approved **MPC Meeting Date:** 12/11/2003

- Details of MPC action:**
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**Summary of MPC action:** APPROVE variances 1- 4 because the site's topography restricts compliance with the Subdivision Regulations.

APPROVE the concept plan subject to 12 conditions

**Date of MPC Approval:** 12/11/2003 **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:**