CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 12-SC-02-C Related File Number: 12-D-02-UR

Application Filed: 11/12/2002 **Date of Revision:**

Applicant: R.W. GRAF, INC.

Owner: R.W. GRAF



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southeast side of Woodson Dr., northeast of Spring Creek Rd.

Other Parcel Info.:

Tax ID Number: 122 K B 001 Jurisdiction: City

Size of Tract: 29.65 acres

Accessibility: Access is via Woodson Dr., a collector street with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use: The site is surrounded by other vacant property and by single family residential development that has

occurred in the County RA zone.

Proposed Use: Attached and detached single family subdivision **Density:** Phase 1 = 3.24

du/ac, 1.67 du/ac

total site

Sector Plan: South County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Woodson Trail

Batson, Himes, Norvell & Poe Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested: 1. Intersection grade variance from 1% to 3% at sta. 0+13 of Road A.

2. Intersection grade variance from 1% to 2% at sta. 0+13 of Road B.

3. Intersection grade variance from 1% to 3% at sta. 0+13 of Road C.

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 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 8 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Staff Recomm. (Full): Health Department.

2. Provision of street names which are consistent with the Uniform Street Naming and Addressing

System within Knoxville (City Ord. 0-280-90).

3. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Engineering

4. Meeting all applicable requirements of the Knoxville Department of Engineering.

5. Place a note on the final plat that vehicular access is to be from the internal street system only.

6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.

7. Meeting all requirements of the approved Use-on-Review development plan.

8. 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.

This is the first phase of a residential development that will contain a mixture of attached and detached single family dwellings. The site contains a total of 29.65 acres. The first phase of this project will result in the development of 15.46 acres of the site at a density of 3.24 du/ac. A homeowners association will be established for the maintenance of the common open space elements of the project.

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 attached and detached single-family subdivision is consistent in use and density of the adjoining subdivisions.
- 3. Access to this project will be limited to Woodson Dr. via the internal road system of the project. Two stub streets from Spring Creek Rd. will not be utilized for access to this project because of the narrow width of that road.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING **ORDINANCE**

1. The proposed attached and detached single-family subdivision meets the standards for development within a RP-1 (Planned Residential) Zoning District and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The South County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The RP-1 zoning approved for this site allows a density up to 5 du/ac. At a proposed density of 3.24 du/ac, the proposed subdivision is consistent with the Sector Plan and the

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Comments:

other development found in the area.

MPC Action: Approved MPC Meeting Date: 12/12/2002

Details of MPC action: 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 Knoxville (City Ord. 0-280-90).

3. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Engineering Dept..

4. Meeting all applicable requirements of the Knoxville Department of Engineering.

5. Place a note on the final plat that vehicular access is to be from the internal street system only. 6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of

Environment and Conservation.

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Summary of MPC action: APPROVE variances 1-3 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 8 conditions

12/12/2002 **Date of Denial:** Date of MPC Approval: 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:

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