

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 12-SC-05-C **Related File Number:**
Application Filed: 11/7/2005 **Date of Revision:**
Applicant: MJM DEVELOPMENT, INC.
Owner: MJM DEVELOPMENT, INC.

PROPERTY INFORMATION

General Location: Southwest end of Branch Fields Ln., southwest off Dry Gap Pk.
Other Parcel Info.:
Tax ID Number: 47 PT. 241.01 **Jurisdiction:** County
Size of Tract: 13.67 acres
Accessibility: Access is via Dry Gap Pk., a collector street with a pavement width of 19' - 20' within a 80' to 100' wide right-of-way. Dry Gap Pk. is scheduled to be improved in the near future.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Development in the immediate area of the site consists of single family dwellings. Convenience commercial development is occurring at the intersection of Dry Gap Pk. and Cunningham Rd. Zoning in the area consists of A agricultural, PR, RA and RB residential and CA commercial.
Proposed Use: Detached single family subdivision **Density:** 1.65 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)
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: Wood Run Estates, Revised
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 13 **No. of Lots Approved:** 0
Variances Requested: None
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 the Concept Plan subject to 8 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County, Ord. 91-1-102.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Provide driveway profiles and building site grading plans, as part of the design plan, for lots 12 through 23
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Certification on the final plat by the applicant's engineer that the required sight distance is provided at the site entrance when looking in both directions on Dry Gap Pk.
7. 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.
8. Meeting all requirements of the previously approved use on review development plan (2-E-05-UR).

Comments: This applicant is proposing to divide this 20.64 acre site into 34 lots. The property was recommended for rezoning by MPC at the January 13, 2005 meeting for PR (Planned Residential) at 1-3 du/ac. The Knox County Commission approved this rezoning request at its February meeting. The revised concept plan under consideration at this time impacts 13.67 acres of the site and 15 lots. Due to the steep property the applicant is proposing that 5 of the steepest lots be served via a joint permanent easement.

Access to this site will be via Dry Gap Pike. This road is scheduled for major improvements in the near future. The proposed access road to this subdivision has been designed with the future road improvement in mind.

Portions of this site exceed 20% slope. The steepest portion of the property is in the southern, or rear, portion of the site. The streets are being designed in a manner that reduces the grades as much as possible. The applicant is proposing a joint permanent easement to serve five lots at the rear of the development. Due to the topography of the site, staff has required the applicant to increase the minimum side yard setback to better accommodate the grading and proposed house locations on each lot.

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 recent rezoning of the property.

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 a PR 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 proposal of low density residential uses. The PR zoning recommended for approved for this site will allow a density up to 3.0 du/ac. At a proposed density of 1.75 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

Upon final 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 construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved **MPC Meeting Date:** 12/8/2005

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan subject to 8 conditions

Date of MPC Approval: 12/8/2005 **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:**