

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-SC-10-C **Related File Number:** 12-A-10-UR
Application Filed: 10/25/2010 **Date of Revision:**
Applicant: WORLEY BUILDERS, INC.

PROPERTY INFORMATION

General Location: West side of Francis Rd., west of Francis Station Rd.
Other Parcel Info.:
Tax ID Number: 106 G C 004 & 040 **Jurisdiction:** City
Size of Tract: 7.08 acres
Accessibility: Access is via Francis Rd., a minor arterial street with 20' of pavement width within 65' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One detached dwelling and vacant land
Surrounding Land Use: This area is developed with residential uses at various densities, under R-1, R-1A, RP-1, R-2 and A-1 zoning.
Proposed Use: Detached dwellings **Density:** 3.55 du/ac
Sector Plan: Northwest City **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:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Worley Builders Francis Road

No. of Lots Proposed: 25 **No. of Lots Approved:** 0

Variences Requested:

1. Horizontal curve variance from 250' to 200' at sta. 9+75 of Road A
2. Broken back curve tangent length variance from 150' to 85' between sta 1+62.5 and sta 1+47.5 the proposed road
3. Variance of the southern property line radius at the entrance to the development from 25' to 0'

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 & 2 because the site's topography and narrowness restricts compliance with the regulations
DENY variance 3 as recommended by the Knoxville Engineering Dept.

APPROVE the concept plan subject to 14 conditions

Staff Recomm. (Full):

1. Provision of an appropriate property line corner radius on the south side of the entrance road at Francis Rd. per the requirements of the Knoxville Engineering Dept.
2. Provision of a 30' corner pavement radius on the north side of the entrance road at Francis Rd. per the requirements of the Knoxville Engineering Dept.
3. The drainage plan reflecting stormwater retention rather than detention
4. Obtaining any required off-site drainage easements prior to approval of the design plan if required
5. Meeting all other applicable requirements of the Knoxville Engineering Dept.
6. Participation in the KUB sewer capacity reservation program
7. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
8. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knoxville
9. Provision of an appropriate subdivision name
10. Constructing the sidewalk within the development as shown on the plan. All sidewalk construction must be ADA compliant.
11. Providing a driveway from the proposed subdivision street to the adjoining property on the south side of the site (106GC005) an eliminating the existing driveway from that property to Francis Rd.
12. Creation of a property owners association for the purpose of maintaining the drainage facilities and other commonly held assets
13. Final approval of the rezoning of this site the Knoxville City Council with a density limit of 3.55 du/ ac or greater
14. 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.

Comments: The applicant is requesting approval of a subdivision that will contain 25 lots on this 7.08 acre site. The applicant has requested PR (Planned Residential zoning at a density of 4 dwellings per acre. That rezoning request was heard by MPC at its November 11, 2010 meeting. The rezoning request has been forwarded to City council for their action. In order for this matter to proceed as shown, the rezoning will have to approved by City Council.

The applicant has requested a variance to the requirement of 25 foot property line radius on the south side of the proposed entrance road. The Knoxville Engineering Dept. has recommended this variance be denied. The radius is deemed necessary in order to accommodate future sidewalk construction that would connect the internal sidewalks with a future sidewalk along Francis Rd.

The applicant's plan makes provision for detention basins on the site. Since the site is located within the Ten Mile Creek drainage basin, the drainage regulations require that developments within that basin retain rather than detain stormwater on the site. Additionally, the applicant may be required to obtain off-site drainage easements unless the stormwater out flow from this site can be directed into a well defined drainage way on or immediately adjacent to the site.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. Public water and sewer utilities are in place to serve the site.
2. The proposed development density is compatible with the surrounding development in the area.
3. The proposed development will place minimal additional demand on schools.

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

1. The proposed development is consistent with all relevant requirements of the RP-1 zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the value of adjacent property. The use will not draw a substantial amount of additional traffic through residential areas since the site has direct access to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site, which is consistent with the proposed 3.55 du/ac.

Action: Approved as Modified **Meeting Date:** 12/9/2010

- Details of Action:** (1 Deleted at Commission.)
1. Provision of a 30' corner pavement radius on the north side of the entrance road at Francis Rd. per the requirements of the Knoxville Engineering Dept.
 2. The drainage plan reflecting stormwater retention rather than detention
 3. Obtaining any required off-site drainage easements prior to approval of the design plan if required
 4. Meeting all other applicable requirements of the Knoxville Engineering Dept.
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 12. Final approval of the rezoning of this site the Knoxville City Council with a density limit of 3.55 du/ ac or greater
 13. 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.

Summary of Action: APPROVE variances 1 - 3 because the site's topography and narrowness restricts compliance with the regulations
 APPROVE the concept plan subject to 13 conditions

Date of Approval: 12/9/2010 **Date of Denial:** **Postponements:**

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:**