

# 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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Knoxville, Tennessee 37902  
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**File Number:** 12-SC-15-C                      **Related File Number:** 12-E-15-UR  
**Application Filed:** 10/28/2015              **Date of Revision:**  
**Applicant:** EAGLE BEND DEVELOPMENT

## PROPERTY INFORMATION

**General Location:** North side of Boulder Springs Ln., east of Schaffer Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 104 OTHER: 104IA017                      **Jurisdiction:** County  
**Size of Tract:** 7.02 acres  
**Accessibility:** Access will be vis Boulder Springs Ln., a local public street with a pavement width of 26' within a 50' wide right-of-way. One lot will have direct access to Schaeffer Rd.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** One detached dwelling and vacant land  
**Surrounding Land Use:** Property in the area is zoned PR (Planned Residential) and A (Agricultural) with the TO (Technology Overlay). Detached dwellings are the predominant use found in the immediate vicinity.  
**Proposed Use:** Detached dwellings                      **Density:** 2.0 du/ac  
**Sector Plan:** Northwest 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:** Harrison Springs  
**No. of Lots Proposed:** 14      **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 12 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 (County Ord. 91-1-102)
3. Constructing the proposed joint permanent easement with a minimum pavement width of 20' and provide curbs if required by the Knox County Dept. of Engineering
4. Provision of an AASHTO approved turn-around at the end of the joint permanent easement
5. Dedication of right-of-way along Schaeffer Rd., as required by the Major Route Plan (30' from the centerline)
6. Meeting all applicable requirements of the Knox County Storm water Control Ordinance
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm drainage system.
8. Prior to certification of the final plat establishment of a separate homeowners association for the affected lots that will be responsible for maintaining the joint permanent easement,
9. Placing a note on the final plat that only lot 13 will have access to Schaeffer Rd.
10. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
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 to PR (Planned Residential ) with a permitted density equal to or greater than the density proposed by this plan

**Comments:**

Harrison Springs is an existing subdivision that was developed by this applicant. He is now in the process of purchasing some adjoining acreage and proposes to develop 14 lots that will be added to Harrison Springs. The site was recommended for rezoning to PR (Planned Residential) at 3 du/ac by MPC at their November 2015 meeting. The rezoning will be considered by the Knox County Commission at their December 21, 2015 meeting.

Most of the lots in the phase of the development will be provided access via existing public roads.(Boulder Springs Ln. or Schaeffer Rd.) The plan does call for up to 5 of the proposed lots to accessed via a proposed joint permanent easement. Staff is requiring that the easement be paved and curbs may be required by the Knox County Dept. of Engineering and Public Works. A separate homeowners association will have to be formed that will be responsible for the maintenance of the joint permanent easement.

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

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with the scale and intensity of development that has occurred in this area.
3. The proposed detached residential subdivision at a density of 2.0 du/ac, is consistent in use and density with the proposed rezoning for the property.

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

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR 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 in is 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 additional traffic through residential areas since the development has access to a minor arterial street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan proposes low density residential uses for this site. The proposed development at a density of 2.0 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 12/10/2015

- Details of Action:**
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  12. Final approval of the rezoning of this site to PR (Planned Residential ) with a permitted density equal to or greater than the density proposed by this plan

**Summary of Action:** APPROVE the Concept Plan subject to 12 conditions:

**Date of Approval:** 12/10/2015 **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:**