

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 12-SD-03-C **Related File Number:** 12-G-03-UR
Application Filed: 11/10/2003 **Date of Revision:**
Applicant: MOSS CREEK VILLAS, LLC
Owner: JMP DEVELOPMENT CO, LLC

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: North side of Moss Creek Ln., north of Pleasant Ridge Rd.
Other Parcel Info.:
Tax ID Number: 80 H C 052 **Jurisdiction:** City
Size of Tract: 22.2 acres
Accessibility: Access is via Moss View Ln., a local street with a pavement width of 26' within a 50 right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / R-1 (Single Family Residential)
South: Residences / A-1 (Agricultural), RP-1 (Planned Residential) & R-1A (Low Density Residential)
East: Residences / R-1 (Single Family Residential)
West: Residences / R-1 (Single Family Residential)
Proposed Use: Attached and detached single family dwellings **Density:** 3.28 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: Moss Creek
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 50 **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 10 conditions
Staff Recomm. (Full):
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. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the blueline stream that crosses the site.
5. Retaining the natural vegetation within the common area along the blueline stream where site grading is not required for the street and building sites. The no clearing area shall be shown on the design and grading plans that are submitted to the Knoxville Department of Engineering.
6. Revising the development plan to extend the continuous row of Type "C" landscape screening (a row of small evergreen trees on 20' centers - installed height of 6') along the peripheral boundary behind Lots 167 - 180 and 186 -197.
7. Installation of landscaping as shown on the revised development plan within six months of the issuance of occupancy permits for this project.
8. Meeting all applicable requirements of the Knoxville City Arborist.
9. Meeting all requirements of the approved use-on-review.
10. 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: Moss Creek Villas (FKA - Pleasant Hill Condominiums) was originally approved on July 14, 1994 as a Concept Plan/Use-on-Review (2-SA-94-C/2-B-94-UR). The development plan was approved for a maximum of 208 dwellings on 66 acres at a density of 3.15 du/ac. To date, 166 lots have been approved with 42 lots remaining under the original use-on-review. For this final phase of the development, the applicant is requesting approval of 48 attached and 2 detached single-family lots that would bring the total dwelling units to 216, an 8 unit increase over the original approval. At a proposed density of 3.28 du/ac, the development is well within the maximum zoning density of 5.9 du/ac.

A traffic signal has been installed at the entrance to the development on Pleasant Ridge Rd., and the City has proposed improvements to Pleasant Ridge Rd. that will include the widening of the existing two-lane roadway to a three-lane section with curb and gutter. The applicant has provided a bond to the City for the construction of left turn lane at the development entrance and the City will construct the turn lane either as a part of or independent of the proposed road improvements to Pleasant Ridge Rd.

To protect the natural drainage area that crosses this portion of the site, Staff is recommending a condition that the natural vegetation be retained within the common area along the blueline stream, where site grading is not required for the street and building sites. The no clearing area shall be shown on the design and grading plans that are submitted to the Knoxville Department of Engineering.

On March 9, 2000, the Planning Commission approved a revision to one of the Use-on-Review conditions dealing with walking paths and recreation and open space areas. The new recreation plan for the development approved by the Planning Commission identified a central recreation area located northwest of Boones Creek Ln. that included an open area and picnic facilities with access provided via 3 walking trails that tie into existing and proposed streets. The applicant has just recently installed those improvements.

The RP-1 (Planned Residential) zoning district regulations state that detached single family dwellings must be on lots that contain a minimum of 6,000 square feet, be at least 60' wide and have a minimum front setback of 25'. The two lots shown for detached single family dwellings on this plan (lots 183 & 198) do not meet those requirements.

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 with the previous units of the subdivision. Where the attached units (duplexes) back-up to detached units in adjoining subdivisions, additional landscaping is required in the peripheral setback.

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

1. The proposed attached and single-family lots meet the standards for development within a RP-1 (Planned Residential) district and all other requirements of the Zoning Ordinance. The proposed lots within the subdivision designated for detached units will have to be revised to meet the minimum requirements of the RP-1 district
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 proposed subdivision density of 2.30 du/ac for Unit 9 and overall density of 3.28 du/ac is consistent with the zoning density of 1 - 5.9 du/ac permitted by the RP-1 zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan identifies the property as low density residential with a maximum density of 6 du/ac. At a maximum proposed density of 3.28 du/ac, the subdivision is consistent with the Sector Plan.

MPC Action:

Approved

MPC Meeting Date: 12/11/2003

Details of MPC action:

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Summary of MPC action:

APPROVE the concept plan subject to 10 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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: