

# 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  
Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
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www.knoxmpc.org

**File Number:** 12-SE-04-C                      **Related File Number:** 12-H-04-UR  
**Application Filed:** 11/8/2004              **Date of Revision:**  
**Applicant:** WAYLAND VIEW, LLC  
**Owner:** DOUG HANCOCK

## PROPERTY INFORMATION

**General Location:** Southeast side of Stanley Rd., northwest side of Bell Stanley Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 66 PT. 113                      **Jurisdiction:** County  
**Size of Tract:** 9.14 acres  
**Accessibility:** Access is via Stanley Rd., a local street with a pavement width of 18' within a 40' right-of-way and Bell Stanley Rd., a local street with a pavement width of 12' within a 30' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** Property in the area is zoned A agricultural, RB and PR residential. Single family dwellings are located on the A and PR zoned property. A large mobile home park is located in the area zoned RB.  
**Proposed Use:** Detached single family subdivision                      **Density:** 2.18 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)  
**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:** Wayland View (Revised)  
**Surveyor:** The Campbell Co.  
**No. of Lots Proposed:** 20      **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. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions at each proposed driveway location.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Provision of the required 40' right-of-way and 20' wide all weather driving surface for the proposed joint permanent easement.
5. The proposed turn-around at the end of the proposed joint permanent easement must meet AASHTO requirements.
6. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
7. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
8. Widen Bell Stanley Rd. to a minimum paved width of 20' prior to issuance of any building permits for lots 9-20. Prior to widening this road, plans for the improvement must be reviewed and approved by the Knox County Dept. of Engineering and Public Works.
9. Provide right-of-way dedication of 25' from the existing center line of both Bell Stanley Rd. and Stanley Rd.
10. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
11. Meeting all requirements of the approved use on review development plan.
12. 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 proposing to subdivide this 9.14 acre tract into 20 detached single-family residential lots at a density of 2.18 du/ac. The Knox County Commission recently approved PR (Planned Residential) zoning at a density of 1-3 du/ac. Access to the subdivision is off Stanley Rd. and Bell Stanley Rd. Bell Stanley Rd. is only 12' wide. Staff will require this street be widened before construction commences on the proposed lots. Staff believes that the required sight distance at each proposed driveway location can be achieved. We will ask the applicant's engineer to certify the 300' minimum sight distance required can be provided at each driveway location.

### **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 Northwest County Sector Plan proposal of low density residential uses. The PR zoning approved for this site will allow a density up to 3.0 du/ac. At a proposed density of 2.18 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:** 1/13/2005

**Details of MPC action:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions at each proposed driveway location.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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**Summary of MPC action:** APPROVE the concept plan subject to 12 conditions

**Date of MPC Approval:** 1/13/2005

**Date of Denial:**

**Postponements:** 12/9/2004

**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:**