

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 2-SA-08-C **Related File Number:** 2-E-08-UR
Application Filed: 1/7/2008 **Date of Revision:**
Applicant: LAWRENCE WINSTEAD

PROPERTY INFORMATION

General Location: Southwest side of Collier Rd., south of Fox Ridge Dr.
Other Parcel Info.:
Tax ID Number: 46 140 **Jurisdiction:** County
Size of Tract: 7.19 acres
Accessibility: Access is via Collier Rd., a local street with a 16' to 19' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use: North: Residences / PR (Planned Residential)
South: Residences / A (Agricultural) & RB (General Residential)
East: Residences / A (Agricultural) & RB (General Residential)
West: Residences / PR (Planned Residential) & RB (General Residential)
Proposed Use: Residential subdivision **Density:** 1.25
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 (1/28/2008)
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: Collier Road Subdivision
No. of Lots Proposed: 9 **No. of Lots Approved:** 0
Variances Requested: 1. Grade variance from 12% to 15%, from STA 11+40 to STA 14+25
2. Vertical curve variance from 180' to 150', STA 14+25.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz
Staff Recomm. (Abbr.): APPROVE variances because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.
Staff Recomm. (Full): APPROVE the concept plan subject to the following 7 conditions:
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Certification on the development plan by the applicant's surveyor that there is 300 ft. of sight distance in both directions on Collier Rd. from the proposed entrance.
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
5. Due to the proposed 15% grade in the proposed driveway, the applicant will be required to maintain a 10' side yard setback on all lots.
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC) if it is determined that a blue-line stream runs through the subject property.
7. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC Staff.
Comments: The applicant is requesting approval of a 9 unit residential subdivision on this 7.19 acre site. The approved PR zoning permits up to 3 du/ac. The development will have access to Collier Road and have a public interior roadway. The applicant will be required to certify sight distance prior to approval of the development plan. The site has rolling topography and a wet weather conveyance running through lot 1 down to the detention pond. The applicant was required to contact TDEC in order to verify whether or not this water feature was a blue-line stream or a wet weather conveyance. TDEC has determined it to be a wet weather conveyance and alterations would be authorized (see attached letter from Natalie Harris).

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

1. The proposed subdivision will place minimal additional demand on schools and streets.
2. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
3. The proposed development at a density of 1.25 du/ac. is consistent with the use and density of recent zoning changes and subdivision development in the area. There are existing residential subdivisions to the north and south of the site.

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

1. The proposed subdivision is consistent with all relevant requirements of the PR zone, 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 additional traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The North County Sector Plan identifies this property as low density residential. The PR zoning approved for this site allows a density up to 3 du/ac. The proposed density is consistent with the Sector Plan and the other development found in the area.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved **MPC Meeting Date:** 2/14/2008

- Details of MPC action:**
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Summary of MPC action: APPROVE variances because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.
APPROVE the concept plan subject to the following 7 conditions:

Date of MPC Approval: 2/14/2008 **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:**