

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
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 2-SA-14-C **Related File Number:**
Application Filed: 12/20/2013 **Date of Revision:**
Applicant: BENCHMARK ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: Northeast side of Washington Pk., northwest side of Edmundson Ln.
Other Parcel Info.:
Tax ID Number: 49 L A 014 **Jurisdiction:** City
Size of Tract: 7.6 acres
Accessibility: Access is via Washington Pk., a minor arterial street with a pavement width of 23' within a 50' to 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Partially developed attached residential development
Surrounding Land Use: Property in the area is zoned RA, RB and PR residential, A agricultural and CN commercial. Single family dwellings and vacant land are the predominant uses in the area. The property across Washington Pk. from this site is zoned RP-1 planned residential and SC-1 shopping center.
Proposed Use: Attached residential subdivision **Density:** 4.87 du/ac
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Urban 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: 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: Washington Station
No. of Lots Proposed: 37 **No. of Lots Approved:** 0
Variations Requested: 1. Variance to permit JPEs as constructed to not meet public road standards
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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

Staff Recomm. (Full): APPROVE the Concept Plan subject to 7 conditions

1. Meeting all applicable requirements of the Knoxville Engineering Dept.
2. The informal construction access that connects with the former proposed Murphy Road extension is to be abandoned upon completion of the project
3. Establishment of an access easement to detention basin #3 per the requirements of the Knoxville Engineering Dept.
4. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
5. Prior to final plat approval, obtain an off-site sight distance easement across the adjoining property northeast of the proposed entrance, if required by the Knoxville Engineering Dept.
6. Meeting all requirements of the previously approved use-on-review (8-H-09-UR)
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 applicants are proposing a development that will contain 37 attached residential units on individual lots. This project was originally approved for 38 condominiums. Due to changes in banking practices many of the condominium projects are now converting to "zero lot line" subdivisions. Not all of the PR zoned area is being proposed for development at this time. Any future development of the remainder of the site will require consideration of an additional use on review request. The previously approved development plan includes an evergreen landscape buffer between this project and the adjoining single family dwellings. With the proposed building setbacks and the provision of the planned garages, all required parking can be accommodated without creating a safety hazard. Sight distance to the northeast at the proposed entrance may be an issue. Staff will require the applicant to obtain an off-site sight distance easement from the adjoining property owner if it is determined to be required by the Knoxville Engineering Dept.

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

1. Public water and sewer is available to serve the site.
2. Washington Pike has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have very little impact on schools and minimal impact on adjacent single family properties.

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

1. The proposal is consistent with all requirements of the RP-1 zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an

unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northeast County Sector Plan and Knoxville One Year Plan propose low density residential development for this property. The proposed density of the project at 4.87 du/ac complies with these plans.

Action: Approved

Meeting Date: 2/13/2014

Details of Action:

Summary of Action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions

Date of Approval: 2/13/2014

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: