

# 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  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 2-SD-16-C                      **Related File Number:** 2-I-16-UR  
**Application Filed:** 12/28/2015                      **Date of Revision:**  
**Applicant:** W. SCOTT WILLIAMS & ASSOCIATES

## PROPERTY INFORMATION

**General Location:** South side of Black Rd., west of Snyder School Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 129 PT.                      **Jurisdiction:** County  
**Size of Tract:** 18.62 acres  
**Accessibility:** Access is via Black Rd., a collector street with a pavement width of 17' to 18' within a 40' wide right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** Property in the area is zoned A agricultural or RB and PR residential. Development consists primarily of detached dwellings. The property of a private school adjoins this site.  
**Proposed Use:** Detached residential subdivision                      **Density:** 2.96 du/ac  
**Sector Plan:** Northwest County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Rural 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:** Black Road Subdivision

**No. of Lots Proposed:** 55      **No. of Lots Approved:** 0

**Variations Requested:**

1. Vertical curve variance from 175' to 57' at sta. 29+57 of Road A
2. Vertical curve variance from 105' to 85' at sta. 0+57 of Road C
3. Reverse curve tangent variance from 50' to 39' between sta 1+34 and sta 1+73 of Road A
4. Intersection grade variance from 3% to 3.05% on Road B at the intersection of Road A

**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 1-3 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard. DENY variance 4.

APPROVE the Concept Plan subject to 8 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 Knox County (County Ord. 91-1-102)
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Correcting the grade at intersection on Road B so as not to exceed 3%
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and storm drainage system.
7. Prior to obtaining Design Plan approval for the subdivision, the applicant must submit documentation to the Knox County Department of Engineering and Public Works and MPC staff that shows all lots will have adequate building sites and yard areas with driveway grades not exceeding 15% grade. All lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval
8. 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 Planning Commission recommended approval of a rezoning to PR (Planned Residential) at a density of up to 3 du/ac. on October 8, 2015. The Knox County Commission approved the rezoning as recommended by MPC on November 16, 2015. The subdivision as proposed will contain 55 lots on this 18.62 acre site. The subdivision will be located on the south side of Black Rd. It will adjoin the Knoxville Christian School campus which has its access from Snyder Rd.

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

1. Public water and sewer utilities are available to serve the development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE AND KNOX COUNTY ZONING ORDINANCES

1. With the recommended conditions, the proposed subdivision will meet the requirements of the Knoxville Zoning Ordinance.
2. The proposed development 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 traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan both propose low density residential uses for the site.
2. The site is located within the Rural area on the City of Knoxville in the Knoxville-Knox County-

Farragut Growth Policy Plan.

**Action:** Approved **Meeting Date:** 2/11/2016

- Details of Action:**
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**Summary of Action:** APPROVE variance 1-3 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard. DENY variance 4.

APPROVE the Concept Plan subject to 8 conditions

**Date of Approval:** 2/11/2016 **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:**