

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 2-SE-03-C **Related File Number:** 2-G-03-UR
Application Filed: 1/13/2003 **Date of Revision:**
Applicant: CBJ, LLC
Owner: RIVER MEADOWS, GP

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
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

PROPERTY INFORMATION

General Location: West side of Old Clinton Pk., north of Meredith Rd.
Other Parcel Info.:
Tax ID Number: 67 149 **Jurisdiction:** County
Size of Tract: 5.9 acres
Accessibility: Access is via Old Clinton Pk., a collector street with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One single family dwelling and vacant land
Surrounding Land Use: This area is developed with a mix of uses including single family dwellings, apartments and condominiums, a church and a county park within PR, RB, RA and Agricultural zones.
Proposed Use: Attached single family subdivision **Density:** 6.28 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) pending
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: The Oaks
Surveyor: Sullivan
No. of Lots Proposed: 37 **No. of Lots Approved:** 0
Variances Requested: 1. Property line transition radius from 25' to 0" on Road A at Old Clinton Pk..
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 variance will not create a traffic hazard
APPROVE the Concept Plan subject to 9 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 (Ord. 91-1-102).
3. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.
6. Prior to final plat approval, establishing a drainage easement over the stream crossing the site and establishing any off site drainage easements as may be required by the Knox County Dept. of Engineering and Public Works
7. Meeting all requirements of the approved Use-on-Review development plan.
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.
9. Approval of the rezoning of this site to PR (Planned Residential) at an appropriate density by the Knox County Commission.
Comments: The applicants propose to divide this 6.5 acre site into 37 lots. The zoning of this property is to be heard by the Knox County Commission at its February 24, 2003 meeting. The site adjoins a multi-family development along the northern boundary. The desire to preserve the existing dwelling on the site requires moving the proposed units along the northern boundary closer to the property line. The applicant has requested that MPC reduce the 35' peripheral setback to 15' along that boundary.
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 single-family subdivision is consistent in use and density with the recent zoning and the other residential development in the area.
3. Access to this project will be limited to Old Clinton Pk. via the internal road system of the project.
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE
1. The proposed attached single-family subdivision meets the standards for development within a PR (Planned Residential) 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 development will be 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 recommended density of this site is 6-12 dwellings per acre. The proposed 6.28 du/ac is within

the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan is in the process of being amended to permit medium density residential uses with a maximum density of 12 du/ac. The PR zoning approved for this site allows a density of 6-12 du/ac. which will be consistent with the amended Sector Plan and the other development found in the area.

MPC Action: Approved

MPC Meeting Date: 2/13/2003

Details of MPC action:

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Summary of MPC action:

APPROVE variance 1 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 9 conditions

Date of MPC Approval: 2/13/2003

Date of Denial:

Postponements:

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: