

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

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File Number: 2-SI-07-C **Related File Number:** 2-K-07-UR
Application Filed: 1/2/2007 **Date of Revision:**
Applicant: MICHAEL C. RHODES, LLC

PROPERTY INFORMATION

General Location: Southeast side of Thompson School Rd., southeast of Karnes Rd.
Other Parcel Info.:
Tax ID Number: 21 PART OF 002 **Jurisdiction:** County
Size of Tract: 54 acres
Accessibility: Access is via Thompson School Rd., a major collector street with 20' of pavement width within 40-50' of right of way or Twin Oak Ln., an unmarked local street with 10'-14' of pavement width within a 12' wide right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence & vacant land
Surrounding Land Use: This area is developed with low density residential uses under A, RA and PR zoning. There are two churches to the south at E. Emory Rd., also zoned A.
Proposed Use: Detached residential subdivision **Density:** 3.47 du/ac
Sector Plan: Northeast 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: Edwards Place
No. of Lots Proposed: 187 No. of Lots Approved: 0
Variances Requested: 1. Vertical curve variance from 103' to 100' at sta 0+65 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.): DENY variance 1 because the requested variance can be easily brought into conformance with the requirements

APPROVE the concept plan subject to 16 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement 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. Correct the vertical curve to meet the requirements as noted in variance request #1.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC).
5. Provision of a 70' wide stream buffer along Beaver Creek (35' either side of the center of the creek)
6. Provide concrete piping under Road G to carry the Beaver Creek flow
7. Provide traffic calming as may be required by the Knox county Dept. of engineering and Public Works
8. Provide Minimum Floor Elevations (MFE) for each lot along Beaver Creek or as may be required by the Knox County Engineer
9. Provide the sidewalks as shown on the plan. All sidewalks must be a minimum of 4' wide and constructed to meet the requirements of the Americans With Disabilities Act.
10. Prior to final plat approval, the applicant shall work with Knox County Schools Administration regarding the provision of a sidewalk to connect this development with the newly constructed Gibbs Elementary School. If desired by the school system, the developer will be responsible for all costs associated with making this connection.
11. Place a note on the concept plan that intersection grades of 3% or less as shown on the plan have been approved by the Knox county Dept. of Engineering and Public Works
12. Creating a pavement taper along the frontage of lot 126 to align with the pavement along the Road A frontage of lot 121
13. Review and approval of the Road E eyebrow design by the Knox County Dept. of Engineering and Public Works.
14. Extending the boulevard section on Road A to Road B
15. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
16. 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 proposing to subdivide this 54 acre site into 187 lots. The site was rezoned in January 2007 to PR (Planned Residential) at up to 4 dwellings per acre. The site has rolling topography and it is traversed by the upper reaches of Beaver Creek. A stream buffer will be required along the creek as it crosses this site. A common area containing 1.63 acres will be set aside for use by the residents. Since the project will contain more than 150 detached dwellings, it has been the practice of MPC to require recreational amenities within the development. This improved amenity area which will be reviewed and approved by MPC staff when the applicant finalizes the plans. Sidewalks are proposed throughout the development. All sidewalk construction will be required to comply with the Americans with Disabilities Act. The site adjoins the campus of the newly constructed Gibbs Elementary School. Staff will require the developer to work Knox County Schools to make a pedestrian connection between this site and the school. The Knox County Greenways Plan calls for a greenway in the general area that will eventually become part of a larger Beaver Creek Greenway. Staff will require this applicant to work with the county greenway coordinator to determine if the greenway should traverse this site. If needed, the developer has expressed a willingness to consider granting the needed easements.

This is a large subdivision that will be accessed from one location on to Thompson School Rd. It has been the practice of MPC to require multiple entrance points, if possible, to sites that will contain 150 or more lots. The site abuts Twin Oak Ln. which was looked at for a second access point. The right-of-way of Twin Oak Ln. is only 12' wide. The existing paved surface varies in width from 9' to 14'. In order to function as a secondary access point, staff would want the road to be a minimum of 18' wide. This can not be accomplished unless additional right-of-way is secured. It has not been the practice of MPC to require the applicant to purchase private property for right-of-way to provide the second access point.

The required traffic impact study was completed with the single access to Thompson School Rd. taken into consideration. The study identified that under present conditions left turn lanes are needed in E. Emory Rd. at the intersections with Thompson School Rd. and Fairview Rd. The study actually recommended that Fairview and Thompson School Roads be aligned to create a four-way intersection. Additionally, the traffic study identified the existing need for a left turn and a right turn lane in Thompson School Rd. at the E. Emory Rd. intersection. MPC has not required a developer to correct an off-site traffic problem unless the traffic from the development can be identified as making the intersection fail. Staff recognizes that traffic at the identified intersections on E. Emory Rd. is bad. We believe that the needed improvements should be the responsibility of Knox County and the State of Tennessee.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

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 will be provided to this site.
2. The proposed detached residential subdivision at a density of 3.47 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Gibbs Elementary School, Holston Middle School and Gibbs High School.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northeast County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.47 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property.
 - E. The use will not draw additional non-residential 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 PLANS

1. The Northeast County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4.0 du/ac. The proposed subdivision with its distribution of density on the site and overall density of 3.47 du/ac is consistent with the Sector Plan and the proposed zoning designation.

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: 4/12/2007

Details of MPC action:

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Summary of MPC action:

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Date of MPC Approval:

4/12/2007

Date of Denial:

Postponements: 2/8/2007-3/8/2007

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: