

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: 3-SA-14-C **Related File Number:**
Application Filed: 1/15/2014 **Date of Revision:**
Applicant: PRIMOS LAND COMPANY, LLC

PROPERTY INFORMATION

General Location: West side of Rushland Park Blvd., north and south side of Loftis Creek Ln.
Other Parcel Info.:
Tax ID Number: 50 O C 036 **Jurisdiction:** County
Size of Tract: 9.39 acres
Accessibility: Access is via Rushland Park Blvd. and Loftis Creek Ln., local streets with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land / PR (Planned Residential)
South: Residences / PR (Planned Residential), A (Agricultural) and RB (General Residential)
East: Residences / PR (Planned Residential)
West: Residences and vacant land / A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:**
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 6026 Loftis Creek Ln
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: Rushland Park, Phase III
No. of Lots Proposed: 27 No. of Lots Approved: 27
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): APPROVE the concept plan for up to 27 detached residential lots subject to 6 conditions.
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installation of sidewalks as identified on the concept plan and providing a sidewalk connection between this phase of the Subdivision and the clubhouse facility located at the southeast corner of the intersection of Rushland Park Blvd. and McMillan Creek Dr. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA).
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works
5. 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.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a concept plan and a use on review.

Comments: The applicant is proposing to subdivide this 9.39 acre site into 27 detached residential lots at a density of 2.88 du/ac. The PR zoning approved for this site will allow a density up to 4 du/ac. The proposed density is consistent with the Sector Plan and zoning density. This property is a portion of the remaining 73 acres of undeveloped land within Rushland Park Subdivision. Loftis Creek Ln. is an existing street in the Subdivision that will provide access to the proposed lots.

The original concept plan (5-SN-05-C/5-O-05-UR) for Rushland Park Subdivision was approved on May 12, 2005. The original approval was for 140 detached residential lots and 85 townhouse condominium units. A revision to the concept plan (6-SA-07-C/6-D-07-UR) was approved on June 14, 2007. The revision converted 59 condominium units to 27 detached residential lots changing the total units to 167 lots and 26 condominium units. To date there are 73 platted lots and 26 condominium units approved and under construction. While the use on review approvals are still valid, the concept plan approval for this portion of the subdivision has expired. The applicant is requesting a new concept plan approval for this portion of the Subdivision that was approved in 2007 for 27 detached residential lots.

A traffic impact study was prepared for the original subdivision. The recommended road improvements which included an eastbound left turn deceleration and storage lane on Millertown Pike at the proposed entrance have been installed. It has been determined that no additional traffic improvements will be required.

Action: Approved Meeting Date: 3/13/2014

Details of Action:

Summary of Action: APPROVE the concept plan for up to 27 detached residential lots subject to 6 conditions.

Date of Approval: 3/13/2014 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: