

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: 3-SA-16-C **Related File Number:**
Application Filed: 1/25/2016 **Date of Revision:**
Applicant: PRIMOS LAND CO., LLC

PROPERTY INFORMATION

General Location: South side of Millertown Pk., east of Ely Park Ln.
Other Parcel Info.:
Tax ID Number: 41 18004 PT. **Jurisdiction:** County
Size of Tract: 2.07 acres
Accessibility: Access is via Millertown Pk., a minor arterial street with a pavement width of 20' within a 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Partially developed subdivision
Surrounding Land Use: Property in the area is zoned PR residential, CA commercial and A agricultural. Development in the area consists of detached dwellings and a vacant convenience store
Proposed Use: Detached residential subdivision **Density:** 3.66 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)
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: Ely Park, Phase 2, Entrance
No. of Lots Proposed: 5 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance from 122.8' to 73.7' at sta 0+48 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 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 8 conditions:

- Staff Recomm. (Full):**
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
 2. Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance in both directions on Millertown Pk. from the proposed subdivision entrance (Road A).
 3. Prior to final plat approval, record a line of sight easement across Lot 99 in order to provide the needed sight distance at the subdivision entrance
 4. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
 5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102)
 6. Installation of the sidewalks as shown on the plan. All sidewalk construction is required to meet the provisions of the Americans With Disabilities Act. Sidewalks are to be installed at the time the road and utilities are constructed or the applicant must post an appropriate performance as required by the Knox County Dept. of Engineering and Public Works.
 7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities and drainage facilities. Provide access to all drainage facilities.
 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 applicant has submitted a revised plan for a small part of Phase 2 of Ely Park Subdivision. This revision entails the creation of a second entrance from Millertown Pk. Into this subdivision and redesigning 5 previously approved lots.. When completed the entire subdivision will contain 279 lots. This project has received concept plan approval in 2005, 2010 and most recently in October of 2015.

This is a large subdivision that was previously approved with only have one access point. The applicant's engineer devised solution to a sight distance issue that had prevented the consideration of this second access location. The applicant is now proposing to raise the subdivision entrance road which will result in the sight distance requirement being satisfied per the Subdivision Regulations. A line-of-sight easement will be required across lot # 99 in order to ensure that the sight distance will not be impeded in the future by landscaping, fencing or other obstructions. The other access point the development has a boulevard type entrance. Internal access within the development is will consist of a number of loop streets that will provide alternative access to the lots in the project.

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 can be provided to this site.
2. The proposed detached residential subdivision at an overall density of 3.66 du/ac, is consistent in use and density with the recent rezoning.
3. Any school age children living in this development are presently zoned to attend East Knox Elementary, Carter Middle and Carter High Schools.

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

(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 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 additional traffic through residential areas.

3. The approved zoning density of this site is 1 - 4 dwellings per acre. The proposed 3.66 du/ac does not exceed the proposed zoning density.

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 site allows a density up to 4 du/ac. which is consistent with the Sector Plan.

2. The site is located within the Planned Growth and Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 3/10/2016

Details of Action:

Summary of 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 8 conditions:

Date of Approval: 3/10/2016

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: