

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 3-SB-01-C Related File Number:
Application Filed: 2/5/2001 Date of Revision:
Applicant: SENTINEL BUILDERS
Owner: SENTINEL BUILDERS GARY DUNCAN

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
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PROPERTY INFORMATION

General Location: Southwest side of Olive Rd., south of Loop Rd.
Other Parcel Info.:
Tax ID Number: 153 B B 8.01, 8.02, 8.03, & 9 Jurisdiction: County
Size of Tract: 6.5 acres
Accessibility: Access is via Olive Rd., a local street with a pavement width of 18' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 1 single family dwelling and vacant
Surrounding Land Use: Property in the area is zoned RA residential and it is developed with single family dwellings. A club house for a non-profit organization is across Olive Rd. from the site.
Proposed Use: Detached single family subdivision Density:
Sector Plan: Southwest County Sector Plan Designation:
Growth Policy Plan: Urban Growth Area - Farragut
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density 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: Turnberry Subdivision
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 21 **No. of Lots Approved:** 0
Variations Requested:
1. Intersection grade variance from 1% to 2% at the intersection of Alvaros Ln. and Road B.
2. Right-of-way width variance from 50 to 40' for all streets.
3. Variance of pavement width from 26' to 22' for all streets.
4. Variance of tangent length between curves 1 and 2 from 50' to 16.25'.
5. Vertical curve variance from 182.75' to 150' at sta. 22+50 of Alvaros Ln
6. Substitution of AASHTO "hammerhead" in lieu of standard cul-de-sac bulb.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE variance 1-6 because the proposed variances 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 requirement of the Knox County Health Dept.
2. Place note #2 from the concept plan on the final plat regarding access to the internal street system for lots 1-20.
3. Provision of a street name which is consistent with the Street Naming and Addressing System within Knox County (ORD. 91-1-102).
4. Prior to commencing grading on the site, which will implement this concept plan, obtain any off site drainage easements as required by the Knox County Dept. of Engineering and Public Works. Grading for the previously approved final plat (2-SG-01-F) may be started if it is conformance with the approved drainage and design plans.
5. Place a note on the final plat that all lots will contain a minimum of 10, 000 sq. ft.

Turnberry
3-SB-01-C
Page 2

6. Constructing the Road B stub to the adjoining property to the south at the time Alvaros Ln. is constructed.
7. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
8. Meeting all required building setbacks and meeting all other applicable requirements of the Knox County Zoning Ordinance.
9. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to MPC staff.

Comments:

This applicant is proposing a 21 lot detached single family subdivision to be located on the west side of Olive Rd. in the Concord area. This same applicant has already received concept and final plat approval for 9 lots on a portion of the land that is being considered with this plan. The final plat for the 9 lots has not been recorded at this time. If this concept plan is approved it will require the revision to some of the previously approved lots and the proposed road.

The previously approved plan would direct the drainage toward Olive Rd. The drainage plan for this development proposes a detention basin in the northeast corner of the site. The Knox County Dept. of Engineering and Public Works will probably require that an off-site drainage easement be obtained prior

to commencing any work on this project.

Since this new plan has been submitted area residents have voiced concerns regarding the potential encroachment of this development into the Concord Historic District. MPC staff has previously worked with area residents who are interested in getting the HZ (Historic Overlay) zone placed in the area. Due to conflict within the community the HZ designation has not been enacted for the area. At present a portion of the area is on the National Register for Historic Places. None of the area that is being proposed for development at this time is within that district.

At the March, 2001 MPC meeting, the Commissioners were requesting the developer and the area citizens meet to determine if any compromise could be reached which would be beneficial to the historic aspects of the community. A meeting which was attended by the developer, his engineer, area citizens and MPC and County Engineering staff was conducted in the MPC office. Area residents requested the development be changed to incorporate less pavement by incorporating narrower streets and eliminating the standard cul-de-sac bulbs. Other suggestions included that the developer apply for PR (Planned Residential) zoning. This will allow the MPC greater latitude in reviewing the plans and the architectural details of the project. This would also permit the introduction of a village green and permit smaller lots. The applicant considered these requests and has presented a revised plan.

The revised plan continues to propose 21 lots. However, the applicant has proposed streets with a reduced right-of-way and pavement width. Additionally, they have proposed hammerhead turn-arounds rather than the standard cul-de-sac. They have chosen not to apply for PR (Planned Residential) zoning. This eliminates the possibility of the village green.

The plan as presented requires six variances to the subdivision regulations. The plan as presented last month required only one variance to the regulations. Staff believes the revised plan is the better plan because it more closely resembles the existing development pattern in the area.

MPC Action: Approved **MPC Meeting Date:** 4/12/2001

Details of MPC action:

Summary of MPC action: APPROVE variance 1-6 and the Concept Plan subject to 9 conditions

Date of MPC Approval: 4/12/2001 **Date of Denial:** **Postponements:** 3/8/01

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:**