

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION



CONCEPT PLAN

File Number:	3-SC-01-C	Related File Number:	3-E-01-UR
Application Filed:	2/6/2001	Date of Revision:	
Applicant:	TERRY PATTON		
Owner:	DAVID JONES		

PROPERTY INFORMATION

General Location: Southwest side of Tillery Rd., southeast of Merchant Dr.

Other Parcel Info.:

Tax ID Number: 80 C A 25, 39 - 83 **Jurisdiction:** City

Size of Tract: 16.28 acres

Accessibility: Access is via Tillery Rd., a collector street with a pavement width of 25' to 26' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use: Property in the area is zoned R-1A and R-1 residential and C-4 commercial. Development consists of single family dwellings on the east, south and west sides of the site. Multi-family housing abuts this site to the north. A convenience commercial use is located at the intersection of Tillery Rd. and Merchant Dr.

Proposed Use: Detached single family subdivision **Density:** 3.69 du/ac

Sector Plan: Northwest City **Sector Plan Designation:**

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (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: Tillery Square - Revised
Surveyor: LeMay & Associates
No. of Lots Proposed: 59 **No. of Lots Approved:** 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: dk
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 6 conditions.
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Dept.
2. Eliminate lot #3 from this concept plan.
3. Place a note on the final plat that lot #1 will have access from the internal road system only.
4. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
5. Meeting all requirements of the approved use on review.
6. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan has been submitted to the MPC staff.

Comments: In 1999, a concept plan and final plat was approved and recorded for this site which proposed a subdivision to contain 46 lots under the R-1A zoning regulations. Land clearing and extensive grading of this site has occurred based on those approved plans. The current applicant has recently gotten the property rezoned to RP-1 at 1-4 dwellings per acre. The revised concept plan and development plan before you for consideration propose 60 residential lots. The developer has stated that it is his intent to place multi-sectional manufactured housing on this site. This type of housing may be permitted in the RP-1 district due to an existing Tennessee law which states that multi-sectional dwellings, that meet the U.S. Department of HUD standards, must be permitted in any residential zone which permits "stick-built" single family dwellings. The same law also states that manufactured housing must have the same general appearance of site built housing.

The proposed concept plan depends on the previously approved road plan (7-SR-99-F). The two roads have been recorded and are now considered to be public rights-of-way. The plan proposes 59 residential lots and common open space. The lots all have an area of 6000 sq. ft or greater and meet or exceed the 60' lot width requirement. Drainage will be the primary issue that will have to be addressed through the subdivision process.

The staff is aware of downstream drainage concerns. The City of Knoxville has recently done some remedial work to improve the drainage system in this area. The City Engineer has approved a detailed drainage plan for the previously approved 46 lot subdivision. They have requested the applicant to have his engineer revise the plan to incorporate the additional 13 lots. The Engineering Dept. may require this applicant to detain water at a greater rate than typically required to maintain the effectiveness of these recent improvements. The detailed drainage plan will be considered as part of the Design Plan. There is no doubt that development of this site will increase the amount of storm drainage in this system. The primary ways to deal with this increased run-off is to permit larger peak flows or spread the flow out over a longer period of time. Area residents have expressed concerns regarding both of these alternatives.

The consideration of the subdivision of this site is based on the adopted Subdivision Regulation for the City of Knoxville. The subdivision plan with the conditions noted meets the requirements for approval in the RP-1 district.

MPC Action: Approved **MPC Meeting Date:** 3/8/2001

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan subject to 6 conditions.

Date of MPC Approval: 3/8/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 5/1/2001

Date of Legislative Action, Second Reading: 6/26/2001

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Denied (Withdrawn)

If "Other": Postponed 5/1, 5/15, 6/12

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: