# **CASE SUMMARY**

# APPLICATION TYPE: SUBDIVISION

#### CONCEPT PLAN

File Number: 3-SC-04-C Related File Number: 3-D-04-UR

Application Filed: 2/9/2004 Date of Revision:

Applicant: UNDERWOOD PROPERTIES

Owner: UNDERWOOD PROPERTIES



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

## **PROPERTY INFORMATION**

General Location: South side of Strawberry Plains Pk., south of Pleasant Hill Rd.

Other Parcel Info.:

Tax ID Number: 63 56 & 56.01 Jurisdiction: County

Size of Tract: 5.35 acres

Accessibility: Access is via Strawberry Plains Pk., a collector street with a pavement width of 20' within a 50' right-of-

way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land

Surrounding Land Use: Property in the area is zoned RA, PR and RB residential and A agricultural. Development in the area

consists of detached single family dwellings, attached single family dwellings to the east and the Carter

High School to the south.

Proposed Use: Attached single family subdivision Density: 5.80 du/ac

Sector Plan: East 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:** 

1/31/2007 12:44 PM Page 1 of 3

**Requested Plan Category:** 

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Latherwood

Surveyor: Garrett

31 No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested: 1. Vertical curve variance from 375' to 100at sta. 0+50 of Latherwood Way.

- 2. Vertical curve variance from 325' to 150' at sta. 2+00 of Latherwood Way.
- 3. Vertical curve variance from 131.4' to 100' at sta. 0+50 of Mule Tooth Way.
- 4. Vertical curve variance from 219' to 50' at sta. 2+24 of Mule Tooth Way.
- 5. Vertical curve variance from 194' to 100' at sta. 0+50 of Gristle Jaw Way.
- 6. Vertical curve variance from 324' to 38' at sta. 1+44 of Gristle Jaw Way.
- 7. Road grade variance from 12% to 14% between sta. 0+50 and 2+08 on Latherwood Way.
- 8. Road grade variance from 12% to 13.97% between sta. 0+50 and 1+25 of Gristle Jaw Way.

S/D Name Change:

# OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## MPC ACTION AND DISPOSITION

Dan Kelly Planner In Charge:

APPROVE variances 1-8 because the site's topography restricts compliance with the Subdivision Staff Recomm. (Abbr.):

Regulations.

APPROVE the concept plan subject to 7 conditions

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County

Health Department.

2.. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

3. Meeting all requirements of the approved Use-on-Review development plan.

4. 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.

5. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in each direction on Strawberry Plains Pk.

6. Provision of AASHTO approved turn arounds at the end of all joint permanent easements.

7. Provision of sidewalk along the Strawberry Plains Pk. frontage of this project. The sidewalk will have to meet the construction requirements of The Americans With Disabilities Act.

Comments:

The applicant is proposing to develop a 31 unit attached single family subdivision. The site is located on the south side of Strawberry Plains Pk., east of Asheville Highway. This same developer is completing a similar project next to this site. The Carter High School football field is to the south of this site. Since the development is located within the parent responsibility zone of all of the Carter schools, a sidewalk along Strawberry Plains Pk. Will be required. This developer has already constructed the sidewalk along the frontage of the project he currently has under construction.

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 are in place to serve this site.
- 2. The proposed attached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

- 1. The proposed attached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
- 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

1/31/2007 12:44 PM Page 2 of 3 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 recommended density of this site is 1-7 dwellings per acre. The proposed 5.80 du/ac is within the permitted zoning density.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan identifies this property for medium density residential use with a maximum density of 12 du/ac. The PR zoning approved for this site allows a density up to 7 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Meeting Date: 3/11/2004

**Details of MPC action:** 

MPC Action:

- 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 2.. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3. Meeting all requirements of the approved Use-on-Review development plan.
- 4. 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.
- 5. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in each direction on Strawberry Plains Pk.
- 6. Provision of AASHTO approved turn arounds at the end of all joint permanent easements.
- 7. Provision of sidewalk along the Strawberry Plains Pk. frontage of this project. The sidewalk will have to meet the construction requirements of The Americans With Disabilities Act.

Summary of MPC action: APPROVE variances 1-8 because the site's topography restricts compliance with the Subdivision

Regulations.

Approved

APPROVE the concept plan subject to 7 conditions

Date of MPC Approval: 3/11/2004 Date of Denial: Postponements: Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

## I ECICL ATIVE ACTION AND DISPOSITION

ELGISLATIVE 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:

1/31/2007 12:44 PM Page 3 of 3