

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-SC-16-C **Related File Number:** 3-B-16-UR
Application Filed: 1/25/2016 **Date of Revision:**
Applicant: TURNER HOMES, LLC

PROPERTY INFORMATION

General Location: West side of Ebenezer Rd., north of Bluegrass Rd.
Other Parcel Info.:
Tax ID Number: 144 100 **Jurisdiction:** County
Size of Tract: 3.37 acres
Accessibility: Access is via Ebenezer Rd., a five lane arterial street within an 84' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 1 dwelling and vacant land
Surrounding Land Use: The campus of Bluegrass Elementary School is located along the southern boundary of this site. Detached dwellings that have been developed under the PR (Planned Residential) or A (Agricultural) zone regulations adjoin the site on all other sides of the property.
Proposed Use: Detached residential Subdivision **Density:** 4.75 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 1525 Ebenezer Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending
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: Highbury Park

No. of Lots Proposed: 16 No. of Lots Approved: 0

Variances Requested: 1. Reduction of right-of-way dedication on Ebenezer Rd. from 50' from centerline to 42' from centerline
2. Reduction of required intersection spacing from 400' to 190' between Westin Pl. and the proposed Highbury Park subdivision entrance road

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 variances 1 & 2 because Ebenezer road has been recently improved and that access to the site could not be approved with the requested variances

APPROVE the concept plan subject to 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 Dept. of Engineering and Public Works
3. 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.
4. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement, storm drainage system and any other commonly held assets
5. Final approval of the rezoning of this site to PR (Planned Residential) at a density equal to or greater than the proposed development density (4.75 du/ac)
6.. 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 is requesting consideration of a subdivision that will contain 16 lots on this 3.37 acre site. At the February 11, 2016 meeting MPC recommended rezoning this site to PR (Planned Residential) at up to 5 du/ac. In order for this project to proceed, the rezoning of this site will have to be approved by the Knox County Commission at a density of 4.75 du/ac or greater. The rezoning will be on County Commission's March 28, 2016 agenda.

This proposed subdivision is in character with the surrounding development and will not have a negative impact on the surrounding residences or the elementary school. The development as proposed will contain lots that are 65' to 70' wide and contain approximately 5,500 sq. ft. in area. These lots will be similar in size to the lots in the recently developed Bluegrass Bend Subdivision which is also located on Ebenezer Rd.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

- 1. Public water and sewer utilities are available to serve the development.
- 2. Ebenezer Road has adequate capacity to handle the traffic generated from this subdivision

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE AND KNOX COUNTY ZONING ORDINANCES

- 1. With the recommended conditions, the proposed subdivision will meet the requirements of the Knox County Zoning Ordinance.
- 2. The proposed development 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 traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Southwest County Sector Plan propose low density residential uses for the site. Rezoning of this site as requested to PR (Planned Residential) will conform to the Sector Plan.
- 2. The site is located within the Planned Growth area on the City of Knoxville in the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 3/10/2016

- Details of 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 Dept. of Engineering and Public Works
 - 3. 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.
 - 4. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement, storm drainage system and any other commonly held assets
 - 5. Final approval of the rezoning of this site to PR (Planned Residential) at a density equal to or greater than the proposed development density (4.75 du/ac)
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Summary of Action: APPROVE variances 1 & 2 because Ebenezer road has been recently improved and that access to the site could not be approved with the requested variances
APPROVE the concept plan subject to 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:**