

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

Suite 403 • City County Building
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Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 3-SC-17-C **Related File Number:** 3-J-17-UR
Application Filed: 1/26/2017 **Date of Revision:**
Applicant: ERIC MOSELY

PROPERTY INFORMATION

General Location: Southwest side of Dogwood Rd., south of Solway Rd.
Other Parcel Info.:
Tax ID Number: 89 146 **Jurisdiction:** County
Size of Tract: 9.77 acres
Accessibility: Access is via Dogwood Rd., a local street with a pavement width of 20'

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned A agricultural and CA commercial. Development in the area consists primarily of single family dwellings on large lots. A church adjoins the northern boundary of this site.
Proposed Use: Detached residential subdivision **Density:** 3.89 du/ac
Sector Plan: Northwest 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: Hardin Valley Heights
No. of Lots Proposed: 38 **No. of Lots Approved:** 0
Variances Requested:
1. Horizontal curve variance from 250' to 100' at sta. 7+78 of Road A
2. Horizontal curve variance from 250' to 100' at sta. 9+00 of Road A
3. Road grade variance from 12% to 13% from sta. 1+60 to sta. 5+60 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 variances 1 -3 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
Staff Recomm. (Full):
APPROVE the concept plan subject to conditions
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the common area, storm water drainage system and any other commonly held assets
5. Establishing a sight distance easement across lots 27 & 28 as directed by the Knox County Dept. of Engineering and Public Works
6. Placing a note on the final plat that all lots will have access to the internal road system only
7. Providing a 20' wide greenway easement along the Dogwood Rd. frontage or as requested by the Knox County Greenways Coordinator
8. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff
Comments:
The applicant is proposing to revise the previously approved concept plan / development plan for this site (4-SC-15-C / 4-D-15-UR). The plan was approved with 38 lots at a density of 3.89 du/ac. When the rezoning of the site was being considered this applicant requested PR zoning at 3.9 du/ac. The staff recommended PR zoning with a maximum of 3.2 du/ac based on a slope analysis. The applicant proposed a conservation easement as a justification for increased density. MPC and County Commission approved the rezoning at 3.9 du/ac. The concept plan was subsequently approved with a conservation easement depicted on the plan. One of the conditions of the approval of the concept plan was that the conservation easement be legally established before the final plat could be approved. Due to the legal costs associated with establishing a conservation easement the applicant has submitted a revised plan that does not include the conservation easement. Staff believes that MPC and the County Commission relied heavily on the applicant's ascertain that a conservation easement would be provided when considering the rezoning that granted the higher density.

Staff is recommending that the applicant not be required to establish the area as a conservation easement. However, we are going to condition the approval of this plan on the area being maintained as common open space for the use of the residents of the subdivision. Due to the steep grade of the road in this development, staff is not recommending that sidewalks be required.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

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 water and sewer will be provided to this site.
2. The proposed detached single-family subdivision at a density of 3.89 du/ac, is consistent in use and density with the recommended zoning of the property.
3. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary, Karns Middle and Hardin Valley Academy

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

1. The proposed detached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use and slope protection. The overall development density of the proposed development is 3.89 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District.
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use and slope protection. The PR zoning recommended for the property allows consideration of up to 3.9 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.89 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 3/9/2017

- Details of Action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Summary of Action: APPROVE variances 1 -3 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
APPROVE the concept plan subject to 8 conditions

Date of Approval: 3/9/2017 **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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: