

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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www.knoxmpc.org

File Number: 3-SD-15-C **Related File Number:** 3-H-15-UR
Application Filed: 1/12/2015 **Date of Revision:**
Applicant: GLENNARD HARRINGTON

PROPERTY INFORMATION

General Location: North side of Rockford Ln., south side of Ridgepath Ln.
Other Parcel Info.:
Tax ID Number: 169 K C 015 **Jurisdiction:** County
Size of Tract: 3.09 acres
Accessibility: Access is via Ridgepath Ln. Both are classified as local streets and have a pavement width of 26' within 50' rights-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land with a subdivision
Surrounding Land Use: Property in the area is zoned A agricultural and PR residential. Development consists of detached single family dwellings.
Proposed Use: Detached residential subdivision **Density:** 1.83 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:
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: Cabot Ridge

No. of Lots Proposed: 5 **No. of Lots Approved:** 0

Variations Requested:

1. Corner property line radius from 25' to 0' at Rimrock Ln. at Ridgepath Ln.
2. Cul de sac transition radius from 75' to 25' on Rimrock Ln.
3. Vertical curve variations from 90.6' to 80' at sta 0+40 and from 176' to 140' at sta 1+78 of Rimrock Ln.
4. Corner pavement radius from 25' to 20' on Rimrock Ln. at Ridgepath Ln.

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 variations 1 - 3 because the site's topography restricts compliance with the Subdivision Regulations
DENY variance 4 because the required standard can be easily met

APPROVE the Concept Plan subject to 6 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. Place a note on the final plat that all lots will have access from Rimrock Ln. only.
4. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and storm drainage system.
5. Provide the required 25' pavement radius on Rimrock Ln. at Ridgepath Ln. as required by the Subdivision Regulations
5. 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 proposing a revision to the previously approved concept plans for Cabot Ridge Subdivision. The first concept plan for this development contained 97 lots, and it was approved in 1999. Since that time the concept plan has been revised numerous times. At present, the developer has obtained final plat approval for 86 lots. This revised concept plan proposes 5 lots. That will bring the total number of lots within this development to 91 or 1.83 du/ac for the total project.

The plan calls for the construction of a new road that was previously approved as part of a 2007 concept plan (9-SC-07-C). The applicant is proposing to maintain a visibility easement across this unit of the subdivision for the benefit of some nearby residents. The concept plan for this site that was approved in 2007 contained 7 lots. The plan that is under consideration at this time proposes 5 lots.

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 detached 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 detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
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 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 1-2 dwelling units per acre. The proposed 1.83 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The proposed development density of 1.83 du/ac is consistent with the Sector Plan and the other development found in the area.

Action: Approved **Meeting Date:** 3/12/2015

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 Department of Engineering and Public Works.
3. Place a note on the final plat that all lots will have access from Rimrock Ln. only.
4. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and storm drainage system.
5. Provide the required 25' pavement radius on Rimrock Ln. at Ridgepath Ln. as required by the Subdivision Regulations
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.

Summary of Action: APPROVE variances 1 - 3 because the site's topography restricts compliance with the Subdivision Regulations
DENY variance 4 because the required standard can be easily met
APPROVE the Concept Plan subject to 6 conditions

Date of Approval: 3/12/2015 **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:**