

# 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-SE-15-C                      **Related File Number:** 3-K-15-UR  
**Application Filed:** 1/28/2015              **Date of Revision:**  
**Applicant:** CAMPBELL STATION PARTNERS

### PROPERTY INFORMATION

**General Location:** North side of Campbell Station Rd., northeast of Fretz Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 086                      **Jurisdiction:** County  
**Size of Tract:** 2.5 acres  
**Accessibility:** Access is via N. Campbell Station Rd., a minor arterial street with a pavement width of 19' within a 40' wide right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** 1 dwelling and vacant land  
**Surrounding Land Use:** Property in the area is zoned PR residential and A agricultural. Development in the area consists of detached dwellings at densities range between 1 and 3.7 du/ac  
**Proposed Use:** Detached dwellings                      **Density:** 3.56 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Outside 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:** 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:** Campbell Park  
**No. of Lots Proposed:** 9                      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Reduction of the minimum required intersection spacing between Road A and Fretz Rd. from 400' to 340'  
**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 variance 1 because the site's topography 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 9 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Locating the proposed detention basin outside of the sinkholes (closed contour area) identified on the plan. Placement and construction of the proposed detention basin must meet all applicable requirements of the Knox County Stormwater Control Ordinance
4. Identifying the location of the driveway on the final plat for lot #9 and certifying that the sight distance at the driveway looking onto N. Campbell Station Rd. meets the requirements as called out in the Subdivision Regulations.
5. Provision of a back around driveway on lot #9 so that vehicles exiting the lot will not have to back out onto N. Campbell Station Rd.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Placing a note on the final plat that all lots with the exception of lot #9 will have access from the internal road system only.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the detention basin and any other commonly held assets.
9. 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 a 9 lot subdivision to be located on the north side of N. Campbell Station Rd., east of Fretz Rd. The plans call for the construction of a short cul-de-sac street that will provide access to 8 of the proposed lots. Lot #9 as proposed will have direct access to N. Campbell Station Rd. The Subdivision Regulations require that a back around type driveway be provided to that lot in order to insure safe access from the lot. Additionally, staff will require the applicant to certify that the required sight distance can be provided at the driveway's intersection with N. Campbell Station Rd

**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 1-4 dwelling units per acre. The proposed 3.56 du/ac is within the permitted zoning density.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The proposed development density of 3.56 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:**
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**Summary of Action:** APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.  
APPROVE the Concept Plan subject to 9 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:**