

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

File Number: 3-SK-03-C    Related File Number: 3-I-03-UR  
 Application Filed: 2/10/2003                                      Date of Revision:  
 Applicant: OAKLEIGH, G.P.  
 Owner: RIVER MEADOWS, GP

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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

### PROPERTY INFORMATION

General Location: Northeast side of Amherst Rd., south of Bradley Lake Ln.  
 Other Parcel Info.:  
 Tax ID Number: 92 85,86 & PT.57    Jurisdiction: City/County  
 Size of Tract: 40.21 acres  
 Accessibility: Access is via Amherst Rd., a minor collector arterial street with a pavement width of 20' within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant  
 Surrounding Land Use: Property in the area is zoned R-1 and R-2 residential, I and I-2 industrial and A agricultural. Development in the area consists of a large mobile home park, self storage facility and agricultural uses.  
 Proposed Use: Detached single family subdivision    Density: 2.85 du/ac  
 Sector Plan: Northwest City    Sector Plan Designation:  
 Growth Policy Plan: Inside City Limits & Urban 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: RP-1 (Planned Residential) & PR (Planned Residential) & I (Industrial)  
 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:** Oakleigh (Revised)  
**Surveyor:** Sullivan  
**No. of Lots Proposed:** 114      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Vertical curve variance from 170' to 115' at sta. 1+00 of Road B.  
**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 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

APPROVE the Concept Plan subject to 12 conditions

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 2.. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville and Knox County (County Ord. 91-1-102) (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Showing the Knoxville City Boundary on the site.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. The asphalt surface course within the City of Knoxville is to "Grading E".
7. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
8. Certification on the final plat by the applicant's surveyor that there is 300' feet of sight distance in both directions along Amherst Rd.
9. Place a note on the final plat that all lots will have access only to the internal street system.
10. Meeting all requirements of the approved use on review development plan.
11. Approval of rezoning of the remainder of parcel 85 that is located in the County outside of the City of Knoxville.
12. 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 detached single family subdivision that will contain 114 lots on 40.2 acres. Rezoning of this property was considered by MPC at its July, 2002 meeting. MPC recommended PR (Planned Residential) zoning at 1-3 dwellings per acre. The rezoning of this property has been approved by both the City Council and the Knox County Board of Commissioners. The applicant's plan indicates a proposed development density of 2.85 dwellings per acre. Due to the steep topography of a portion of the site, the Hillside Regulations as contained in the Subdivision Regulations came into play. The size of a number of lots has been increased to meet the minimum lot size called for in the regulations. Since portions of this project are located within both the City and County, the applicant will have to have two typical lot layouts to meet the requirements of both governmental bodies.

The USGS Maps show two blue line streams converging at the front of this development. The applicant's engineer is to meet with personnel from the Tenn. Dept. of Environment and Conservation to determine the status of these streams. Regardless of their classification, the streams are recognized drainage ways and will require that easements be established to preserve their water carrying capacity. Establishing the easements may impact the existing lot and road design. Once the pipe sizes are determined and the required easement widths are established, the final lot count may have to be reduced to accommodate these improvements.

Since this concept plan was originally approved in September, 2002 the applicant has received a survey of the property which shows that parcel 85 is approximately 4 acres larger than originally shown. That portion of the site was not rezoned in July with the remainder of the site. This is further complicated because the former believed boundary of the parcel 85 is also the City of Knoxville Corporate Boundary. The applicant has been instructed to request rezoning of the remainder of the site from the current I (Industrial) zone to PR (Planned Residential) zone.

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 recent zoning and subdivision development in the area.
3. Access to this project will be limited to Amherst Rd. via the internal road system of the project.

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

1. The proposed detached single-family subdivision meets the standards for development within a RP-1 & PR (Planned Residential) Zones 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 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 1-3 dwellings per acre. The proposed 2.85 du/ac is within the permitted zoning density.
4. Due to an error in the property map, a portion of the site will have to be rezoned from I (Industrial) to PR (Planned Residential).

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan identifies this property as low density residential with a maximum density of 6 du/ac. The RP-1 & PR zoning approved for this site allows a density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.

**MPC Action:** Approved **MPC Meeting Date:** 3/13/2003

- Details of MPC action:**
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**Summary of MPC action:** APPROVE variances 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard  
APPROVE the Concept Plan subject to 12 conditions

**Date of MPC Approval:** 3/13/2003 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE 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":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**