

# 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:** 4-SA-04-C                      **Related File Number:** 4-C-04-UR  
**Application Filed:** 3/4/2004                      **Date of Revision:**  
**Applicant:** THE WILLIAMS COMPANY  
**Owner:** THE WILLIAMS COMPANY

## **PROPERTY INFORMATION**

**General Location:** North side of Remington Grove Ln., west of Dick Lonas Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 106 K B 002                      **Jurisdiction:** City  
**Size of Tract:** 14.57 acres  
**Accessibility:** Access is via Remington Grove Ln., a local street with 26' of pavement within a 50' right-of-way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** This vacant site is surrounded by single family attached and detached housing and apartments developed within RP-1, R-1A and O-1 zoning.  
**Proposed Use:** 87 unit townhouse development                      **Density:** 5.97  
**Sector Plan:** Northwest County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside 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:** RP-1 (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:** Pemmbrooke Place, Phase 2  
**Surveyor:** ASG  
**No. of Lots Proposed:** 87      **No. of Lots Approved:** 0  
**Variances Requested:**  
1. Horizontal curve on Remington Grove Lane at station 9+50 from 250' to 142'.  
2. Horizontal curve on Pemmbrooke Shire Lane at station 6+00 from 250' to 150'.  
3. Vertical curve on Pemmbrooke Shire Lane at station 15+13.92 from K value 25 to K value 19.  
**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 and 3, because the site's topography will restrict compliance with the Minimum Subdivision Regulations, and the proposed variances will not create a traffic hazard.  
**Staff Recomm. (Full):** APPROVE the Concept Plan, subject to 7 conditions:  
1. Connection to sanitary sewer and meeting all applicable requirements of the Knox County Health Department.  
2. Meeting all applicable requirements of the City Department of Operations and Engineering.  
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knoxville.  
4. Meeting all requirements of the approved Use-on-Review development plan (4-C-04-UR).  
5. Review and approval of the final grading plan for this development by Colonial Pipeline Company.  
6. Review and approval of the final grading plan by City Operations and Engineering prior to final certification of the plan by MPC.  
7. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to the MPC staff.  
**Comments:** An earlier version of this concept plan was reviewed and approved by MPC as part of a larger portion of the Pemmbrooke residential development (12-SG-96-C and 12-M-96-UR). This portion has been resubmitted for reapproval because the 1996 concept plan approval has expired. The current project proposes the development of 87 lots for attached, single-family residential development on approximately 14.57 acres.  
  
Issues that have been the focus of the previously approved portions of this development include drainage and the location of a gas pipeline easement across the northern portion of the site. In the past, these two concerns have been problematic as they relate to the developed portions of the property. The developer will be required to submit a final grading plan for City Engineering approval prior to the plan being certified by the MPC staff. In addition, review and approval of the final grading plan by the Colonial Pipeline Company will also be required.  
  
EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE  
1. This proposal to build 87 attached single-family dwellings on almost 15 acres will have minimal impact on public utilities, since water and sewer service are in place to serve this site.  
2. The proposed use and design of the structures will be consistent with other residential development found in the area.  
3. Additional landscaping has been required, in part, to soften the impact this development may have on the single-family attached units located to the east.  
  
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE  
1. The proposed residential development is consistent with the general standards for uses permitted on review: 1) The proposed development is consistent with the adopted plans and policies of the General Plan and Northwest City Sector Plan. 2) The use is in harmony with the general purpose and intent of the zoning ordinance. 3) The use is compatible with the scale, intensity and character of other uses in the surrounding neighborhood. 4) The use will not injure the value of adjacent property. 5) The use will draw some residential traffic through the developed portion of the Pemmbrooke development.

2. The project's proposed density of 5.9 dwelling units per acre is within the RP-1 density range approved for this property.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan and One Year Plan both propose this site for medium density residential development. This proposal is consistent with the plan designations for this property.
2. The property is located within the Urban Growth Area (Inside City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC's approval or denial of this request is final, unless the action is appealed to City Council, or Knox County Chancery Court, as appropriate. The date of the City Council appeal hearing will depend on when the appeal application is filed.

**MPC Action:** Denied

**MPC Meeting Date:** 4/8/2004

**Details of MPC action:**

**Summary of MPC action:** DENY Concept Plan for Pemmbrooke Place, Phase 2

**Date of MPC Approval:**

**Date of Denial:** 4/8/2004

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:** 4/21/2004

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** City Council

**Date of Legislative Action:** 5/25/2004

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved Appeal

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

Concept Plan Approved

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**