

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 4-SA-09-C **Related File Number:** 4-C-09-UR
Application Filed: 2/23/2009 **Date of Revision:**
Applicant: AEMC

PROPERTY INFORMATION

General Location: North side of Keck Rd., northeast of Lacy Rd.
Other Parcel Info.:
Tax ID Number: 68 H B 01901-01909 **Jurisdiction:** County
Size of Tract: 1.9 acres
Accessibility: Access is via Keck Rd., a local street with a pavement width of 21' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned A agricultural, CB and C-6 commercial. The predominant use in the area is single family dwellings. The commercial zoned land to north of the site, fronting on Callahan Dr., has not been developed.
Proposed Use: A subdivision containing 6 duplexes (12 dwelling units) **Density:**
Sector Plan: Northwest City **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: RA (Low Density 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: Walters Landing
No. of Lots Proposed: 6 No. of Lots Approved: 0
Variances Requested: None
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 the concept plan subject to 10 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
3. Minimum Floor Elevations for lots 1-4 will be established by the Knox County Dept. of Engineering and Public Works
4. Place a note on the development plan that all lots will have access from the internal street system only
5. Certify 300' of sight distance in both directions at the intersection of George Walter Wy. and Keck Rd.
6. Provide sight distance easements on lots 1 and 6 as may be required by the Knox County Dept. of Engineering and Public Works
7. Engineered footing/foundation plans are required for each lot in the subdivision unless the lot is specifically exempted from this requirement by the Knox County Dept. of Engineering and Public Works
8. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
9. Dedication of the required 25' of right-of-way from the center line of Keck Rd.
10. 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 MPC Staff.

Comments: This site was the subject of a previously approved concept plan and final plat. In 2005, the site was approved for 8 lots. The site has been developed with the required utilities, and the joint permanent easement has been constructed. This applicant is now proposing to reduce the lot count down to a total of six lots. Additionally, the applicant is now requesting approval of a use on review in order to be able to place a duplex on each of the proposed lots rather than the originally proposed detached dwellings. All of the lots will have access to George Walter Wy. The applicant's engineer will have to certify that 300' of sight distance is provided at the entrance to the development and establish sight distance easements on lots 1 and 6 as may be required by the Knox County Dept. of Engineering and Public Works. Some of the lots adjoin a small creek. The Knox County Dept. of Engineering and Public Works will require minimum floor elevations (MFE) and a creek buffer be established for those lots. Through the review process, staff has learned that a portion of the site has been filled with uncompacted material. Staff will require the applicant's engineer to design footings/foundations for the structures that are proposed in the areas where the fill has been placed.

The RA (Low Density Residential) zoning of this site was approved by the Knox County Commission on March 28, 2005. Duplexes are a use that may be permitted, with MPC's approval, in the RA zone. Staff recommends approval of the request for duplexes on this site because of the close proximity to Callahan Rd. and the C-6 and CB commercial zoning that adjoins the site.

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. Hallsdale-Powell Utility District has provided water and sewer, and KUB has provided electrical and natural gas service to the site.
2. Any school age children living in this development are presently zoned to attend Powell Elementary, Powell Middle, and Powell High Schools.
3. The proposed duplex is compatible with the existing uses and development density and the zoning in the area. The predominant use in the area is detached dwellings.
4. Drainage will be directed into the existing drainage ways on this site. Stormwater detention, grading

and drainage plans will be required that meet Knox County's regulations.

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

1. The proposed duplex development meets the standards for development within the RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan identifies this property for low density residential use. The RA zoning approved for this site at the March 2005 Knox County Commission meeting allows duplex development with the approval of MPC.

MPC Action:

Approved

MPC Meeting Date: 4/9/2009

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
3. Minimum Floor Elevations for lots 1-4 will be established by the Knox County Dept. of Engineering and Public Works
4. Place a note on the development plan that all lots will have access from the internal street system only
5. Certify 300' of sight distance in both directions at the intersection of George Walter Wy. and Keck Rd.
6. Provide sight distance easements on lots 1 and 6 as may be required by the Knox County Dept. of Engineering and Public Works
7. Engineered footing/foundation plans are required for each lot in the subdivision unless the lot is specifically exempted from this requirement by the Knox County Dept. of Engineering and Public Works
8. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
9. Dedication of the required 25' of right-of-way from the center line of Keck Rd.
10. 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 MPC Staff.

Summary of MPC action:

APPROVE the concept plan subject to 10 conditions

Date of MPC Approval:

4/9/2009

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: