

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-17-C

Related File Number: 4-E-17-UR

Application Filed: 2/27/2017

Date of Revision:

Applicant: PAUL G. HIBBIN

PROPERTY INFORMATION

General Location: Northwest & southeast sides of Twin Oak Ln., west side of Tazewell Pk.

Other Parcel Info.:

Tax ID Number: 21 001 OTHER: 013-049

Jurisdiction: County

Size of Tract: 32.3 acres

Accessibility: Access is via Twin Oak Ln., a local street with 13' of pavement width within 30' of right-of-way or Tazewell Pike, a major collector street with 23' of pavement width within 40' of right-of-way,

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: This site is located within an agricultural/residential area in the vicinity of Gibbs Elementary and High Schools, zoned A, RA and PR.

Proposed Use: Detached residential subdivision

Density: 3.16 du/ac

Sector Plan: Northeast 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) & PR (Planned Residential) pending

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: Twin Oak Landing

No. of Lots Proposed: 102 **No. of Lots Approved:** 0

Variations Requested:

1. Vertical curve variance from K=25 to K=17 at sta 61+00 of Road F
2. Vertical curve variance from K=25 to K=23 at sta 62+75 of Road F
3. Horizontal curve variance from 250' to 150' at sta 11+29 on Road A
4. Horizontal curve variance from 250' to 150' at sta 22+40 on Road A
5. Horizontal curve variance from 250' to 100' at sta 59+42 on Road E
6. Horizontal curve variance from 250' to 100' at sta 60+79 on Road E
7. Reverse curve tangent variance from 50' to 0' at sta 11+95 on Road A
8. Reduction of tangent length between broken back curve from 175' to 39.77' between sta 5-+79 and sta 60+19 on Road E
9. Reverse curve tangent length from 50' to 33.06' between sta 11+95 and sta 12+28 on Road A
10. Horizontal curve variance from 250' to 100' at sta 65+13 on Road F
11. Grade at inter section from 1% to 4% on Road C

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 1-10 because the site's shape restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard Deny variance 11

APPROVE the Concept Plan subject to 10 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 Knox County (County Ord. 91-1-102)
3. Construction of the left turn lane from Tazewell Pk. To Twin Oak Ln. as required by the Tenn. Dept. of Transportation and the Knox County Dept. of Engineering and Public Works
4. Reconstructing the existing Twin Oak Ln. as shown on the plan to the local road standard
5. Construction of sidewalks as shown on the concept plan. All sidewalk construction must meet the requirements of the Americans with Disabilities Act.
6. Revising the plan to reflect a grade at the intersection of Road C at 3% or less,
7. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works
Obtaining a street connection permit from the Tennessee Department of Transportation.
8. Place a note on the final plat that all lots will have access only to the internal street system.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm water facility, common area, recreational amenities and drainage system..
- 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 the MPC staff.

Comments: The applicant has submitted a concept plan containing 102 lots. The proposed development density of this project is 3.16 du/ac. The site was recently rezoned to PR (Planned Residential) at 4 du/ac. Access to the development will be via the existing Twin Oak Ln. At the present time Twin Oak Ln. is a substandard local street with a pavement width of only 13 feet. As part of this project Twin Oak Ln. will be brought up to existing standard width for a local street. Due to the number of lots involved a traffic impact study was prepared. The traffic impact study identified the need for a left turn lane from Tazewell Pk. To Twin Oak Ln. The developer of this project will be required to constrict the left turn lane as required by the Tenn. .Dept. of Transportation and the Knox County Dept. of Engineering and Public Works.

The site adjoins Gibbs Elementary School and the soon to be complete Gibbs Middle School. Given the proximity to the schools, the applicant has met with administrators from the Knox County Schools and the principal of the elementary school in order to provide a convenient pedestrian access point from this project to the schools. Sidewalks will also be provided within the proposed subdivision. Additionally, the applicant is showing greenway easement across the site as requested by the Knox County Greenways coordinator.

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 nearby to serve this site
2. The proposed detached residential subdivision at a density of .3.16 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Gibbs Elementary, Middle and High Schools.

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

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northeast County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.16 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential District).
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.16 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 5/11/2017

Details of Action:

Summary of Action: APPROVE variances 1-10 because the site's shape restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard Deny variance 11 APPROVE the Concept Plan subject to 10 conditions

Date of Approval: 5/11/2017 **Date of Denial:** **Postponements:** 4/13/2017

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:**