

# 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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Knoxville, Tennessee 37902  
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**File Number:** 4-SB-05-C                      **Related File Number:** 4-C-05-UR  
**Application Filed:** 3/11/2005                      **Date of Revision:**  
**Applicant:** ROBERT G. CAMPBELL & ASSOCIATES  
**Owner:** KING PROPERTIES

### PROPERTY INFORMATION

**General Location:** Northeast side of Fountain City Rd., north of Rifle Range Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 58 5.02 AND PART OF 5                      **Jurisdiction:** County  
**Size of Tract:** 3.59 acres  
**Accessibility:** Access is via Fountain city Rd., a minor collector with a pavement width of 18' within a 50' right-of-way at this location

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** The area is developed with residential uses under A,PR, R-1 and RP-1 Zoning. A large tract to the east of this site is zoned PC, but is largely undeveloped.  
**Proposed Use:** Detached single family subdivision                      **Density:** 3.35 du/ac  
**Sector Plan:** North 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) 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:** Durham Park  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 12      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Intersection spacing on Fountain City Rd. from 300' to 46'  
**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 variance will not create a traffic hazard

APPROVE the concept plan subject to 9 conditions

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 2.. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Dedication of 35' of right-of-way from the centerline of Fountain City Rd.
4. Provision of street a name which is consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102)
5. Meeting all requirements of the approved Use-on-Review development plan.
6. Place a note on the final plat that all lots will have access from the internal street system only.
7. Prior to design plan approval obtain any off-site drainage easement(s) as may be required by the Knox County Dept. of Engineering and Public Works
8. Approval of the rezoning of this site by the Knox County Commission at an appropriate density to support this development.
9. 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 to subdivide this 3.6 acre tract into 12 lots at a density of 3.7du/ac. The Planning Commission recommended approval of a rezoning request (3-I-05-RZ) for this property to PR (Planned Residential) at a density of 1 - 3.7 du/ac on March 10, 2004. County Commission will act on the rezoning request on April 25, 2005.

The applicant has proposed a sidewalk along the street within the development. Staff will recommend this sidewalk be extended to the property owned by the Knox County Development Corporation. The Knox County Recreation Dept. is in the process of developing some recreational facilities on a portion of the Development Corporation's Property. By extending the sidewalk, pedestrian access to these recreational facilities pedestrian access can be provided to the residents of Sterchi Hills and Sterchi Villas.

### **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 proposed 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 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- 3.7 dwellings per acre. The proposed 3.7 du/ac is within the permitted zoning density.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning recommended for approval for this site will allow a density up to 3.7 du/ac. which is consistent with the Sector Plan and the other development found in the area.

**MPC Action:**

Approved

**MPC Meeting Date:** 4/14/2005

**Details of MPC action:**

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**Summary of MPC action:**

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**Date of MPC Approval:**

4/14/2005

**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":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**