

# 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-SB-10-C                      **Related File Number:** 4-C-10-UR  
**Application Filed:** 2/22/2010              **Date of Revision:**  
**Applicant:** S & E PROPERTIES

### PROPERTY INFORMATION

**General Location:** West side of Dogwood Dr., northeast of Wrights Ferry Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 134 H E 012                      **Jurisdiction:** County  
**Size of Tract:** 10.6 acres  
**Accessibility:** Access is via Dogwood Dr., a local street with up to a 17' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Residences / RB (General Residential)  
South: Residences / A (Agricultural)  
East: Residences / A (Agricultural)  
West: Vacant land and residences / A (Agricultural)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 2.64  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Rural 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)  
**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:** Dogwood Cove

**No. of Lots Proposed:** 28                      **No. of Lots Approved:** 28

**Variances Requested:**

1. Vertical curve variance on Road A at station 3+07, from 545.25' to 400'.
2. Horizontal curve variance on Road A at STA 1+07.42 - 2+05.97, from 250' to 200'.
3. Horizontal curve variance on Road A at STA 2+49.86 - 5+54.17, from 250' to 200'.
4. Horizontal curve variance on Road A at STA 5+91.67 - 7+83.71, from 250' to 200'.
5. Reverse curve tangent variance on Road A from STA 2+05.97 - 2+49.86, from 50' to 43.89'.
6. Reverse curve tangent variance on Road A from STA 5+54.17 - 5+91.67, from 50' to 37.62'.
7. Maximum street grade variance on Road A, from STA 5+07 - 8+19, from 12% to 14%.

**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Tom Brechko

**Staff Recomm. (Abbr.):** APPROVE variances 1 - 7 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan for a 28 lot subdivision subject to 7 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 name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Identifying the minimum floor elevations (Me's) for Lots 2 and 3 on the final plat.
4. Revising the drainage outfall in the area of Lots 27 and 28 in the field to comply with the drainage plan submitted as a part of this concept plan.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. Including the line of sight easement across Lots 24 - 26 on the final plat in order to provide the needed sight distance for the curve in the street.

**Comments:** The applicant is proposing to develop a 28 lot detached single-family subdivision on a 10.6 acre tract at a density of 2.64 du/ac. Access to this property is via Dogwood Dr. a local street. The Planning Commission had approved a concept plan for this subdivision on October 14, 2004. The applicant had submitted a slightly revised concept plan in 2008 that was approved by the Planning Commission on August 14, 2008. The applicant has completed construction of most of the infrastructure for the subdivision. The improvements also include the widening of Dogwood Dr., from the entrance of the proposed subdivision to Whitower Dr. to a width and standard approved by the Knox County Department of Engineering and Public Works.

The applicant is now requesting approval of the same subdivision layout with an increase in the number of lots from 22 to 28. The proposed increase in lots is at an overall density of 2.64 du/ac which is under the maximum density of 3 du/ac that is allowed by the PR zoning.

**Action:** Approved

**Meeting Date:** 4/8/2010

**Details of Action:**

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2. Provision of street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Identifying the minimum floor elevations (Me's) for Lots 2 and 3 on the final plat.
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**Summary of Action:** APPROVE variances 1 - 7 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan for a 28 lot subdivision subject to 7 conditions:

**Date of Approval:** 4/8/2010

**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:**