

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 4-SB-15-C **Related File Number:** 4-C-15-UR
Application Filed: 2/23/2015 **Date of Revision:**
Applicant: ERIC MOSELEY

PROPERTY INFORMATION

General Location: Northeast side of Mourfield Rd., southeast of Westland Dr.
Other Parcel Info.:
Tax ID Number: 144 049 **Jurisdiction:** County
Size of Tract: 18.11 acres
Accessibility: Access is via Mourfield Rd., a minor collector Rd., with a pavement width of 18-19' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One dwelling and vacant land
Surrounding Land Use: Current land uses in the area consist of detached and attached residential dwellings. Zoning in the area is A agricultural RA and PR residential.
Proposed Use: Detached residential subdivision **Density:** 2.99 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1130 Mourfield Rd
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: Beals Creek

No. of Lots Proposed: 54 **No. of Lots Approved:** 0

Variations Requested:

1. Vertical curve variance from 105' to 70' at sta 0+49 of Road C
2. Vertical curve variance from 250' to 150' at sta 0+95 of Road A
3. Vertical curve variance from 100' to 50' at sta 1+20 of Road B
4. Road grade variance from 12% to 12.5% between sta 0+95 and 2+81 of Road A
5. Road grade variance from 12% to 15% between sta 8+72 and 11+13 of Road A

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 - 5 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 subject to 13 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
2. Certification on the design plan and final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions on Mourfield Rd. from the proposed subdivision entrance road
3. Place a note on the final plat that all lots will have access from the internal street system only
4. Provision of the stream buffers as required by the Knox County Dept. of Engineering and Public Works
5. Meeting all applicable requirements of the Knox County Stormwater Control Ordinance
6. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
7. Constructing a sidewalk on one side of each street within the development. The sidewalks are to be a minimum of 5' wide with a 2' wide planting strip behind the curb. All sidewalk construction is to be ADA compliant
8. Constructing sidewalks as shown on the plan at the time the roads and other infrastructure are being constructed/installed
9. Complete the grading required to allow for the future construction of a sidewalk along Mourfield Rd. from the subdivision entrance to the northern boundary of the site
10. Designate the area on lots 30-36 that is beyond the limits of grading, as shown on the grading plan, as an area that is to remain undisturbed
11. Providing a 30' wide greenway easement along the northern boundary of the site or as requested by the Knox County Greenways Coordinator
12. Establishment of a homeowners association for the purpose of maintaining the stormwater control system and any other commonly held assets
13. 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 applicants are proposing to develop a detached residential subdivision containing 54 lots. The rezoning of this site to PR (Planned Residential) at 3.0 du/ac, after much debate, was approved by the Knox County Commission at their January 26, 2015 meeting. Prior to County Commission taking final action on the rezoning of this site, this applicant had submitted and obtained approval of a concept subdivision plan. At that time, area residents raised issues with regards to the proposed drainage plan and the density of the development..

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

The applicant is proposing to develop this site a 2.99 du/ac. As proposed the development density will be spread evenly across the entire site. Area residents have stated that they believe the Hillside and

Ridgetop Protection Plan would dictate that the development density be decreased in the areas of the site that have slopes exceeding 15% grade. Staff has not interpreted the plan to require differential development densities in the past. It has been our practice to use the slope characteristics to calculate the appropriate density for a site at the time the property is being considered for rezoning. In this particular case, the density of 3.0 du/ac, as approved by the County Commission, is less than the density that was supported by the formula and MPC's recommendation.

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 water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of 2.99 du/ac, is consistent in use and density with the zoning of the property.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern, which includes attached residential development to the west, zoned PR at a density of up to 4 du/ac.
4. The site is located within the "parental responsibility zone" for school transportation. The applicant is proposing to provide sidewalks within the development.

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 Southwest County Sector Plan proposes this site for low density residential use and slope protection. The overall development density of the proposed development is 2.99 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 Southwest County Sector Plan designates this property for low density residential use and slope protection. The PR zoning recommended for the property allows consideration of up to 3.0 du/ac. The proposed subdivision with its distribution of density on the site and overall density of 2.99 du/ac is consistent with the Sector Plan and the Hillside and Ridgetop Protection Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved as Modified

Meeting Date: 6/11/2015

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
2. Certification on the design plan and final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions on Mourfield Rd. from the proposed subdivision entrance road
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9. Complete the grading required to allow for the future construction of a sidewalk along Mourfield Rd. from the subdivision entrance to the northern boundary of the site
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11. Providing a 30' wide greenway easement along the northern boundary of the site or as requested by the Knox County Greenways Coordinator
12. Establishment of a homeowners association for the purpose of maintaining the stormwater control system and any other commonly held assets
13. 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.
14. Comply with the Settlement Agreement and its Exhibits signed and dated 6-11-2015. (Added at 6-11-15 MPC Mtg.)

Summary of Action:

APPROVE variances 1 - 5 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 subject to 14 conditions:

Date of Approval:

6/11/2015

Date of Denial:

Postponements: 4/9/2015

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: