

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SC-06-C **Related File Number:**

Application Filed: 3/9/2006 **Date of Revision:**

Applicant: THOMAS SMITH

Owner: THOMAS E. SMITH

PROPERTY INFORMATION

General Location: Southeast side of Karnes Dr, northwest of Tazewell Pike

Other Parcel Info.:

Tax ID Number: 13 025 **Jurisdiction:** County

Size of Tract: 9.47 acres

Accessibility: Access is via Karnes Dr. ,a local street with a pavement width of 16' within a 40' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: Property in the area is zone A agricultural. The site was zoned RA (Low Density Residential) in January, 2004. Development in the area of the site consists of single family dwellings and the Gibbs Ruritan Community Park.

Proposed Use: Detached single family subdivision **Density:**

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: 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: Rosewood Estates
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 25 **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 13 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
2. Provision of a street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (ORD. 91-1-102).
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
4. Provision of stormwater detention facilities as required by the Knox County Dept. of Engineering and Public Works
5. Provision of the required dedication of 25' from the center line along the site's frontage on Karnes Dr.
6. Provision of the required 25' radius at the property line and at the edge of pavement at the proposed intersection of Road A and Karnes Dr.
7. Provision of the required 75' transition radius in the proposed cul de sacs
8. Widen Karnes Dr. to a minimum width of 20' from the proposed subdivision entrance to Barker Rd. This street improvement is to be completed before a grading permit is issued for the development of this site. Plans to widen the road must be reviewed and approved by the Knox County Dept. of Engineering and Public Works. All work done within the public right-of-way must be done under the supervision their supervision
9. Provision of riparian buffer of not less than 35' on either side of Beaver Creek as it crosses the site as required by the Knox County stormwater regulations
10. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
11. Meeting all applicable requirements of the Knox County Zoning Ordinance
12. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Karnes Dr. at the entrance road
13. A final plat application based on this concept plan will not be accepted for review by MPC until a certification of design plan has been submitted to the MPC Staff.

Comments: The applicant is proposing to subdivide this 9.47 acre tract into 25 lots at a density of 2.64 du/ac. The site was zoned RA (Low Density Residential) in January, 2004. The pavement width of Karnes Dr. is only 16'. It has been MPC's practice to require the widening of roads when their width is less than 18'. MPC staff will recommend this applicant to widen Karnes Dr., for a distance of approximately 1650', from the proposed subdivision entrance to Barker Rd.

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 can provide water and sewer and KUB can provide electrical and natural gas service to the site.
2. Any school age children living in this development are presently zoned to attend Gibbs Elementary, Holston Middle, and Gibbs High Schools.
3. The proposed detached single-family subdivision is consistent in use with the other development in the area. The predominant use in the area is detached single family 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 detached single-family subdivision meets the standards for development within the RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.

CONNFIRMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The RA zoning approved for this site allows a density of approximately four dwellings per acre. The proposed development density is 2.64 dwellings per acre complies with the adopted Sector Plan and current zoning of the site.

MPC Action:

Approved as Modified

MPC Meeting Date: 4/13/2006

Details of MPC action:

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
2. Provision of a street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (ORD. 91-1-102).
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
4. Provision of stormwater detention facilities as required by the Knox County Dept. of Engineering and Public Works
5. Provision of the required dedication of 25' from the center line along the site's frontage on Karnes Dr.
6. Provision of the required 25' radius at the property line and at the edge of pavement at the proposed intersection of Road A and Karnes Dr.
7. Provision of the required 75' transition radius in the proposed cul de sacs
8. As modified by MPC 4/13/2006-Widen Karnes Dr. as required by the Knox County Dept. of Engineering and Public Works up to a minimum width of 20' from the proposed subdivision entrance to Barker Rd. This street improvement is to be completed before a grading permit is issued for the development of this site. Plans to widen the road must be reviewed and approved by the Knox County Dept. of Engineering and Public Works. All work done within the public right-of-way must be done under their supervision
9. Provision of riparian buffer of not less than 35' on either side of Beaver Creek as it crosses the site as required by the Knox County stormwater regulations
10. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
11. Meeting all applicable requirements of the Knox County Zoning Ordinance
12. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Karnes Dr. at the entrance road
13. A final plat application based on this concept plan will not be accepted for review by MPC until a certification of design plan has been submitted to the MPC Staff.

Summary of MPC action:

APPROVE the Concept Plan subject to 13 conditions

Date of MPC Approval:

4/13/2006

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: