

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 4-SC-15-C **Related File Number:** 4-D-15-UR
Application Filed: 2/23/2015 **Date of Revision:**
Applicant: EJM PROPERTIES

PROPERTY INFORMATION

General Location: Southwest side of Dogwood Rd., south of Solway Rd.
Other Parcel Info.:
Tax ID Number: 89 146 **Jurisdiction:** County
Size of Tract: 9.77 acres
Accessibility: Access is via Dogwood Rd., a local street with a pavement width of 20'

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned A agricultural and CA commercial. Development in the area consists primarily of single family dwellings on large lots. A church adjoins the northern boundary of this site.
Proposed Use: Detached Residential Subdivision **Density:** 3.89 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 Dogwood 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: Hardin Valley Ridge

No. of Lots Proposed: 38 **No. of Lots Approved:** 0

Variances Requested:

1. Horizontal curve variance at STA0+40, from 250' to 200'.
2. Horizontal curve variance at STA 7+78, from 250' to 100'.
3. Horizontal curve variance at STA 9+60, from 250' to 100'.
4. Vertical curve variance from 250' to 160' at Sta 0+80
5. Cul de sac transition radius from 75' to 50' at STA 10+50
6. Street grade variance at STA 1+60 through STA 5+60, from 12% to 13%.

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 -6 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

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 a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Prior to final plat approval complete the legal process that will establish the proposed conservation easement
5. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the storm water drainage system and any other commonly held assets
6. Establishing a sight distance easement across lots 27 & 28 as directed by the Knox County Dept. of Engineering and Public Works
7. Placing a note on the final plat that all lots will have access to the internal road system only
8. Providing a 20' wide greenway easement along the Dogwood Rd. frontage or as requested by the Knox County Greenways Coordinator
9. Approval of the rezoning of this site by the Knox County Commission
10. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

Comments: The applicant is proposing to develop a subdivision containing 38 lots on this 9.77 acre site. The rezoning of this site to PR (Planned Residential) at 3.9 du/ac was recommended for approval by MPC at its March 12, 2015 meeting. The Knox County Commission will be acting on the rezoning request on April 20, 2015. In order for this project to move forward the rezoning will need to be approved as recommended because the applicant is maximizing the density on the site.

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.

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 single-family subdivision at a density of 3.89 du/ac, is consistent in use and density with the recommended zoning of the property.
3. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary, Karns Middle and Hardin Valley Academy

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 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 Northwest County Sector Plan proposes this site for low density residential use and slope protection. The overall development density of the proposed development is 3.89 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 Northwest 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 3.9 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.89 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:** 4/9/2015

- Details of Action:**
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Summary of Action: APPROVE variances 1 -6 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 10 conditions

Date of Approval: 4/9/2015 **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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: