

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-SD-08-C **Related File Number:** 4-G-08-UR
Application Filed: 3/3/2008 **Date of Revision:**
Applicant: E.L. DUNCAN BUILDER, INC.

PROPERTY INFORMATION

General Location: South side of Pelleaux Rd., west of Norris Frwy.
Other Parcel Info.:
Tax ID Number: 28 025 & 025.02 **Jurisdiction:** County
Size of Tract: 13.28 acres
Accessibility: Access is via Pelleaux Rd., a major collector street with a pavement width of 18' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: Property in the area is zoned A agricultural, RA and PR residential. Development consists of rural to low density residential uses.
Proposed Use: Detached residential subdivision **Density:** 3.09 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)
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: Scenic Crest
No. of Lots Proposed: 41 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance at station 0+40, from 175' to 80'.
2. Horizontal curve variance from 250' to 175' at two locations on proposed road.
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 & 2 because the site's topography restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard

Staff Recomm. (Full): APPROVE the concept plan subject to 7 conditions

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. Obtaining all required off-site drainage easements prior to final plat approval
4. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102)
5. Place a note on the final plat that all lots will have access from the internal street system only.
6. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in each direction on Pelleaux Rd. at the proposed entrance
7. 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 13.28 acre tract into 41 lots at a density of 3.09 du/ac. The Knox County Commission approved the rezoning request (3-I-05-RZ) for this property to PR (Planned Residential) at a density of 1 - 3.1 du/ac on April 25, 2005. A concept plan for this subdivision was approved at the same time the rezoning was being considered. A final plat for the first unit of a subdivision must be approved within two years of the initial concept plan approval. If this does not occur, the concept plan approval expires two years from the time it was approved. The applicant is now requesting that the concept plan be reapproved as per the previous design.

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 or can be provided to serve this site.
2. The proposed detached residential 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 residential 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- 3.1 dwellings per acre. The proposed 3.09 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 3.1 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action: Approved **MPC Meeting Date:** 4/10/2008

- Details of MPC action:**
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.
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Summary of MPC action: APPROVE variances1 & 2 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 7 conditions

Date of MPC Approval: 4/10/2008 **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:**