CASE SUMMARY APPLICATION TYPE: SUBDIVISION METROPOLITAN PLANNING CONCEPT PLAN COMMISSION File Number: 4-SE-05-C **Related File Number:** 4-E-05-UR Ν s Suite 403 • City County Building Date of Revision: **Application Filed:** 3/11/2005 400 Main Street Knoxville, Tennessee 37902 Applicant: E. L. DUNCAN BUILDER, INC. 8 6 5 • 2 1 5 • 2 5 0 0 FAX•215•2068 **Owner:** MILUS & EDNA STOOKSBURY www•knoxmpc•org PROPERTY INFORMATION **General Location:** Southeast side of Pelleaux Rd., east of Long Hollow Dr. **Other Parcel Info.:** Tax ID Number: 28 25 & 25.02 Jurisdiction: County Size of Tract: 13.28 acres Access is via Pelleaux Rd., a major collector street with a pavement width of 18' within a 40' right-of-way. Accessibility: GENERAL LAND USE INFORMATION **Existing Land Use:** Residence and vacant land

Existing Land Use:Residence and vacant landSurrounding 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 single family subdivisionDensity: 3.09 du/acSector Plan:North CountySector 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) Pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

KNOXVILLE·KNOX COUNTY

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Scenic Crest		
Surveyor:	LeMay & Associates		
No. of Lots Proposed:	41 No. of Lots Approved: 0		
Variances Requested:	 Vertical curve variance at station 0+40, from 175' to 80'. Horizontal curve variance from 250' to 175' at two locations on proposed road. 		
S/D Name Change:			

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 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 9 conditions		
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Obtaining all required off-site drainage easements prior to commencing any grading on this site. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102) Meeting all requirements of the approved Use-on-Review development plan. Place a note on the final plat that all lots will have access from the internal street system only. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in each direction on Pelleaux Rd. a the proposed entrance Approval of the rezoning of this site by the Knox County Commission at an appropriate density to support this development. 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 1328 acre tract into 41 lots at a density of 3.09 du/ac. The Planning Commission recommended approval of a rezoning request (3-l-05-RZ) for this property to PR (Planned Residential) at a density of 1 - 3.1 du/ac on March 10, 2004. County Commission will act on the rezoning request on April 25, 2005. 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 single-family 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 single-family 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 in harmony with the general purpose and place of the distribution of the consignificantly 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- 4 dwellings per acre. The proposed 3.09 du/ac is within the permitted zoning density. 		
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS		

	density of 5 du/a	ac. The PR zoning recommended for	rty for low density residential use with a maximum approval for this site will allow a density up to 3.1 e other development found in the area.	
MPC Action:	Approved		MPC Meeting Date: 4/14/2005	
Details of MPC action:	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Obtaining all required off-site drainage easements prior to commencing any grading on this site. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102) Meeting all requirements of the approved Use-on-Review development plan. Place a note on the final plat that all lots will have access from the internal street system only. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in each direction on Pelleaux Rd. a the proposed entrance Approval of the rezoning of this site by the Knox County Commission at an appropriate density to support this development. 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. 			
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 9 conditions			
Date of MPC Approval:	4/14/2005	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publicatio	n?: 🗌 Action Appealed?:	
LEGISLATIVE ACTION AND DISPOSITION				

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:

Legislative Body: