

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
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 4-SE-17-C **Related File Number:** 4-M-17-UR
Application Filed: 2/27/2017 **Date of Revision:**
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: Northwest side of N. Campbell Station Rd., northwest of Newcomb Ln.
Other Parcel Info.:
Tax ID Number: 130 09401-09404 OTHER: 130-09406 **Jurisdiction:** County
Size of Tract: 11.88 acres
Accessibility: Access is via N. Campbell Station Rd., a minor arterial street with a pavement width of 20' with a 40' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 5 dwellings and vacant land
Surrounding Land Use: Property in the area is zoned RB and PR residential and A agricultural. The property on the south side of Campbell Station Rd. is zoned R-1 and R-2 in the Town of Farragut. Development in the area is mostly detached dwellings on individual lots. A large mobile home park is located to the east of this site.
Proposed Use: Detached residential subdivision **Density:** 2.53 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban 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: Braxton Creek

No. of Lots Proposed: 30 No. of Lots Approved: 0

Variances Requested: 1. Vertical curve variance from K=25 to K=20 at sta 3+85 of Logerhead Ln.

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 variance 1 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 8 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all 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. Creating a 50' building setback from the highest hatched contour of the sinkholes on or adjoining this site. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation
4. Certification on the final plat by the applicant's surveyor that there is sight distance equal to or greater than 10 times the posted speed limit on N. Campbell Station Rd. at the entrance to this proposed development as required by the Subdivision Regulations
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and storm drainage system.
7. Construction of the 5' wide sidewalk with a 2' wide planting strip along one side of the street as shown on the concept plan. All sidewalk construction must meet the requirements of the Americans With Disabilities Act.
8. 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 has presented a revised plan for a 30 lot subdivision on this 11.88 acre site. This is essentially the same plan as approved earlier this year with the proposed stub street relocated on the site. The rezoning of the site to PR (Planned Residential) at 3 du/ac was approved by the Knox County Commission January 23, 2017 (12-C-16-RZ).

The site is not located in the parent responsibility for the impacted schools. However since this is a single cul-de-sac street development it is highly unlikely that bus service will be provided within the subdivision. In order to promote the safety of the school children and to promote a sense of community within the project, the developer is proposing to construct a sidewalk along one side of the proposed street in this subdivision.

The slope characteristics of this site will not impact the proposed development. There are portions of three sinkholes that are on or adjacent to this property which will necessitate observance of the required 50' building setback from the highest hatched contour of each sinkhole.

The applicant is providing for a stub street to the adjoining property as recommended by staff. This may eliminate the need for another access to N. Campbell Station Rd. in the future when development is proposed for that property. Since N. Campbell Station Rd. is a major north /south connector road that ties the Hardin Valley area with the Interstate and Kingston Pk., minimizing the number of conflict point (intersections) is needed in order to preserve the road's ability to carry traffic through the area. This proposed subdivision and the adjoining property were up until recently one tax parcel that has been divided as part of an estate. This applicant is buying approximately one-half of the former parcel. It is staff's understanding the remainder is for sale at this time.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. All utilities are available or will be extended to serve this site.
2. The proposed low density residential development at a density of 2.53 du/ac is compatible with other development that has occurred in this area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
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 since the subdivision has direct access to a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed Northwest County Sector Plan amendment, when approved, will designate this property for low density residential use. The PR zoning recommended for approved for the property would allow consideration of up to 3.0 du/ac . The proposed development with a density of 2.61 du/ac is consistent with the proposed Sector Plan amendment and recommended zoning designation.
2. The site is located within the Urban Growth Area for the Town of Farragut on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 4/13/2017

- Details of Action:**
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Summary of Action: APPROVE variance 1 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 8 conditions:

Date of Approval: 4/13/2017 **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: