

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SN-05-C **Related File Number:** 4-Q-05-UR
Application Filed: 3/14/2005 **Date of Revision:**
Applicant: JIM SULLIVAN
Owner: EAGLE BEND REALTY

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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PROPERTY INFORMATION

General Location: Northeast side of Schaeffer Rd., southeast of Carmichael Rd.
Other Parcel Info.:
Tax ID Number: 104 138, 138.01, 106 & 106.01 **Jurisdiction:** County
Size of Tract: 62 acres
Accessibility: Access is via Schaeffer Rd., a collector street with a pavement width of 22' within a 65'-95' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 2 dwellings and vacant land
Surrounding Land Use: Property in the area is zoned A agricultural, PR residential, BP business and TO technology overlay. Development consists primarily of detached single family dwellings.
Proposed Use: Detached single family subdivision **Density:** 2.84 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:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & TO (Technology Overlay)
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: Schaeffer Heights (Revised)
Surveyor: Sullivan
No. of Lots Proposed: 176 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance from 250' to 220' at sta 3+10 of Road E
2. Right-of-way transition radius from 25' to 0' on Road A at Schaeffer Rd.
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 10 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. Dedication of 30' of right-of-way from the centerline of Schaeffer Rd. and Thompson Rd.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102)
5. Meeting all requirements of the approved Use-on-Review development plan.
6. Obtaining a street connection permit from the Tenn. Dept. of Transportation if needed.
7. Place a note on the final plat that all lots except lot 176 will have access from the internal street system only.
8. Place subdivision notes 1-5 from the concept plan on the final plat
9. Provision of a sight distance easement across lots 135 & 136
10. 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: This plan proposes 176 lots on approximately 62 acres. This site is located on the east side of Schaeffer Rd. just to the east of Pellissippi Parkway. County Commission approved the rezoning of this site on January 26, 2004. This site also has the TO (Technology Overlay) zone applied to it. The TO zone is administered by the Tennessee Technology Corridor Development Authority. However the TO zone does not apply in the case of detached single family subdivisions. The TTCDA has no review authority regarding this project.

The MPC Administrative Rules requires that a traffic impact study be completed before a subdivision containing 75 or more lots is considered for approval. The applicant has submitted the study and it has been reviewed by staff. Since this project contains 176 lots, a second entrance to the development would normally be required. Due to the limited amount of frontage this site has on Schaeffer Rd., staff considered requiring the second access be provided via a connection to Thompson Rd. Due to the very steep topography on the rear of the site and the substandard nature of Thompson Rd. (14' wide), staff dropped the idea of a second access point. The applicant's traffic engineer recommended a boulevard street entrance and a looped road system within the development. With these design features, alternative access can be provided to practically all portions of the project.

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 to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the 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 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 dwellings per acre. The proposed 2.83 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3 du/ac., which is consistent with the Sector Plan and the other development found in the area.

MPC Action:

Approved

MPC Meeting Date: 4/14/2005

Details of MPC action:

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Summary of MPC action:

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

APPROVE the concept plan subject to 10 conditions

Date of MPC Approval:

4/14/2005

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: