

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: 5-SA-09-C **Related File Number:** 5-E-09-UR
Application Filed: 3/30/2009 **Date of Revision:**
Applicant: SEC SOUTHEAST COMMERCIAL

PROPERTY INFORMATION

General Location: South side of Hammer Rd., east of Pratts Chapel Ln.
Other Parcel Info.:
Tax ID Number: 72 261 **Jurisdiction:** County
Size of Tract: 10.79 acres
Accessibility: Access is via Hammer Rd., a collector street with a pavement width of 20' from the site entrance to Brakebill Rd. This section of the road was widened by this applicant as required when this project was previously approved as a condominium project by MPC in 2006. West of site, Hammer Rd. has a pavement width of approximately 16' within a right-of-way of unknown width back to

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: The site is located in the Urban Growth area of the City of Knoxville. Other properties in the area are presently zoned agriculturally with development in the area consisting of detached dwellings. The site is located in the area of the I-40/Strawberry Plains interchange.
Proposed Use: Attached residential subdivision development **Density:** 5.46 du/ac
Sector Plan: East 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: Winfield Court

No. of Lots Proposed: 64 No. of Lots Approved: 0

Variations Requested:

1. Property line corner radius from 25' to 0' on Larkfield Wy. at Hammer Rd.
2. Required pavement width from 22' to 20' on Hudson Terrace Wy., Heritage Cove Wy., and Longfellow Wy.
3. Horizontal curve radius at three locations from 250' to 150' at sta 13+39, from 250' to 125' at sta 20+91 and from 250' to 150' at sta 22+63 of Larkfield Wy.
4. Horizontal curve variance from 100' to 85' at sta 40+37 of heritage Cove Wy.

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 1-4 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 any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Prior to obtaining a grading permit, the applicant's engineer must certify that there is 300' of sight distance in both directions on Hammer Rd.
4. Prior to obtaining any certificates of occupancy, establish a homeowners association for the purpose of maintaining the streets, buildings, landscaping stormwater drainage system and any other commonly held assets
5. provision of 2 off street parking spaces per dwelling
6. All turn arounds at the end of all streets must be designed to meet AASHTO standards. The revised plans for these turn arounds must be approved by the Knox County Dept. of Engineering and Public Works
7. Installation of the landscaping, as shown on the development plan, within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation
8. A final plat based on this concept plan will not accepted for review by MPC until certification of design plan has been submitted to MPC staff

Comments: The applicant is proposing to develop this 11.72 acre site with a subdivision that will contain lots for 64 attached residential units This same development was approved in 2006 as a condominium project. Changes in economic conditions have made the financing of condominiums difficult. In order to address these financing difficulties, this developer is proposing the change to a zero lot line subdivision. The site was rezoned PR (Planned Residential) at up to 8 du/ac in 2005. At the time the development plan for the project was approved in 2006, Hammer Rd. was only 16' wide. In order to proceed with the development of the site, MPC required the widening of Hammer Rd. to a minimum width of 20' from the development entrance to Brakebill Rd. This widening has been completed, and all utilities have been installed in the first phase of the project.

As noted previously in the report, this site was zoned PR (Planned Residential) at up to 8 du/ac in 2005. The East County Sector Plan calls or this area along Hammer Rd. in the vicinity to transition from its present rural character to a mix of medium density housing and office uses. While this plan does not appear to be compatible with the surrounding area, it does comply with the Sector Plan recommendations and the approved zoning of the site.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the use on review. At this 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 development review process if this plan is approved.

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

1. The proposed development required the extension of water and sewer service to the site.
2. The proposed attached residential subdivision at a density of 6.23 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Sunnyview Primary, Chilhowee Intermediate, Carter Middle and Carter High schools.

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

1. The proposed attached residential development 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 was found to be consistent with the general standards for uses permitted on review:

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan designates this property for mixed use limited to medium density residential and office use. The PR zoning approved for the property allows consideration of up to 8.0 du/ac . The proposed development with its distribution of density on the site and overall density of 6.23 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.

MPC Action:

Approved

MPC Meeting Date: 5/14/2009

Details of MPC action:

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Summary of MPC action:

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APPROVE the Concept Plan subject to 8 conditions

Date of MPC Approval:

5/14/2009

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: