

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
4 0 0 M a i n S t r e e t
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: 5-SA-11-C **Related File Number:** 5-E-11-UR
Application Filed: 3/28/2011 **Date of Revision:**
Applicant: JIM SULLIVAN

PROPERTY INFORMATION

General Location: Southeast side of Woody Dr., southwest of Canton Hollow Rd.
Other Parcel Info.:
Tax ID Number: 143 091 **Jurisdiction:** County
Size of Tract: 5.7 acres
Accessibility: Access is via Woody Dr., a minor collector street with 24' of pavement width within 60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use: This area has been developed with residential uses under A, PR, RA & RB zoning.
Proposed Use: Detached residential subdivision **Density:** 2.81 du/ac
Sector Plan: Southwest 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: Concord Crossing
No. of Lots Proposed: 16 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance from 175' to 112' at sta 0+68 of Road A
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 7 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Engineering Department
2. Provision of a typical road cross section that meets Knox County's requirements for a public road
3. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System Ordinance (Ord. 91-1-102).
5. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
6. Certification that there is the required site distance in both directions along Woody Dr. at the subdivision entrance prior to final plat approval
7. Place a note on the final plat that all units will have access only to the internal street system.

Comments: The applicant is requesting approval of a sixteen lot detached residential development. The development will access Woody Dr., and have a public interior roadway. The applicant has requested a reduction of the 35' peripheral boundary setback to 20' along the Woody Dr. frontage, adjacent to lots 1 and 16. When PR (Planned Residential) adjoins another residentially zoned site, MPC has the authority to reduce the required peripheral setback down to 15'. The reduction of this setback should not have a negative impact on adjoining residences.

Vegetation at the proposed entrance to the development presently obscures the sight distance. Staff believes that adequate sight distance can be attained with the removal of the vegetation. Staff will require that the sight distance be certified by the applicant's surveyor and field verified by the Knox County Dept. of Engineering and Public Works prior to approval of the final plat.

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

1. The proposed subdivision development will place minimal additional demand on schools and streets.
2. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
3. The proposed development is consistent with the use and density of recent zoning changes and subdivision development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed subdivision development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 a substantial amount of additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan identifies this property as low density residential. The PR zoning approved for this site allows a density up to 5 du/ac. This density is consistent with the Sector Plan and the other development found in the area.

Action: Approved

Meeting Date: 5/12/2011

Details of Action:

1. Meeting all applicable requirements of the Knox County Engineering Department
2. Provision of a typical road cross section that meets Knox County's requirements for a public road
3. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
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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 7 conditions:

Date of Approval: 5/12/2011

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: