

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-SB-01-C **Related File Number:** 5-E-01-UR
Application Filed: 4/6/2001 **Date of Revision:**
Applicant: E. DOYLE JOHNSON
Owner: E. DOYLE JOHNSON

PROPERTY INFORMATION

General Location: Northeast side of Henegar Rd., southeast of Stair Dr.
Other Parcel Info.:
Tax ID Number: 30 73.02 **Jurisdiction:** County
Size of Tract: 9.9 acres
Accessibility: Access is via Carina Ln. a proposed local access street in Willow Springs Subdivision, with a pavement width of 26' within a 50' right-of-way. Access for Willow Springs Subdivision is via Henegar Rd.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: A (Agricultural) / Vacant land
South: A (Agricultural) & PR (Planned Residential) / Residences
East: PR (Planned Residential) / Residences (Willow Springs Subdivision)
West: A (Agricultural) / Residences and vacant Land
Proposed Use: Detached single-family subdivision **Density:** 3.03 du/ac
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Rural 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:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Willow Springs Subdivision, Unit 6

Surveyor: Robert G. Campbell and Associates

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

Variances Requested: 1. Intersection grade variance for Road "B" at Road "A", from 1% to 1.13%.
2. Intersection grade variance for Road "C" at Road "A", from 1% to 1.56%.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB

Staff Recomm. (Abbr.): APPROVE variances 1 & 2 because of topography, and because the proposed variances will not create a traffic hazard

APPROVE the Concept Plan subject to 13 conditions

Staff Recomm. (Full):

1. Obtaining approval of the rezoning to PR (Planned Residential) at 1 - 3.3 dwelling units per acre from the Knox County Commission.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Elimination of one lot in each of the eyebrow streets (Roads "B" & "C") to allow shifting of the lot lines so that all lots are buildable lots.
5. Elimination of Lot 1 which due to the narrowness of the lot would require a building placement that is not in keeping with other houses within the subdivision.
6. The depth of the useable rear yards on Lots 9 - 12 needs to be increased. This can be achieved at the design plan phase of the development by further modification of the drainage plan.
7. The turnaround at the end of Road "A" needs to be redesigned with a pavement area of 20' x 60' with a right-of-way extension of 5' beyond the edge of pavement. This can be addressed during the design plan phase.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. The final plat for the phase of Willow Springs with Carina Ln. must be recorded prior to any grading or approval of the final plat for this unit of the subdivision.
10. Place a note on the final plat that all lots will have access only to the internal street system.
11. Concurrent with final plat approval, record a line of sight easement across Lots 29 and 30 in order to provide the needed sight distance for the curve in Road "A".
12. Meeting all requirements of the approved use on review development plan.
13. 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 the subdivision of this 9.9 acre tract into 30 detached single-family lots with access from Carina Ln., a proposed street within Willow Springs Subdivision. When Willow Springs Subdivision was approved at concept, a stub-out street was provided to this tract due to the lack of sight distance where the property fronts on Henegar Rd. While the first phases of Willow Springs Subdivision have been recorded, with homes under construction, the final plat for the phase of the subdivision that includes Carina Ln. has not been approved. That plat must be recorded prior to issuance of a grading permit or approval of the final plat for this subdivision. This property was recommended for approval by the Planning Commission on April 12, 2001 for a rezoning to PR (Planned Residential) at a density of 1 - 3.3 du/ac. County Commission will be considering this case on May 29, 2001 (4-DD-01-RZ). The proposed density for the subdivision is 3.03 du/ac. The applicant is also requesting a reduction in the peripheral setback from 35' to 15' along the eastern property line which borders Willow Springs Subdivision. Since this property is zoned PR (Planned Residential), the Planning Commission can reduce the setback in that area to 15'. Staff supports the request.

The applicant is proposing to extend Road "A" to the tract of land located north of the site. In case this

connection is never made, Staff is recommending that the hammerhead turnaround be located within a street right-of-way. The applicant's design of that turnaround will have to be revised at the design plan phase in order to comply with County standards. Staff is also recommending the elimination of three lots within the subdivision that will not have adequate building areas due to the shape of the property and the amount of grading that will be required. As presently designed, Lots 9 - 12 will have a steep drop-off approximately 10' to 12' from the back door of each house due to the detention pond located along the back of the lots. The applicant needs to work with the Knox County Dept. of Engineering and Public Works on modifying the drainage plan to increase the useable rear yards for those lots.

MPC Action: Approved

MPC Meeting Date: 5/10/2001

- Details of MPC action:**
1. Obtaining approval of the rezoning to PR (Planned Residential) at 1 - 3.3 dwelling units per acre from the Knox County Commission.
 2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 4. Condition deleted by MPC.
 5. Condition deleted by MPC.
 6. The depth of the useable rear yards on Lots 9 - 12 needs to be increased. This can be achieved at the design plan phase of the development by further modification of the drainage plan.
 7. The turnaround at the end of Road "A" needs to be redesigned with a pavement area of 20' x 60' with a right-of-way extension of 5' beyond the edge of pavement. This can be addressed during the design plan phase.
 8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 9. The final plat for the phase of Willow Springs with Carina Ln. must be recorded prior to any grading or approval of the final plat for this unit of the subdivision.
 10. Place a note on the final plat that all lots will have access only to the internal street system.
 11. Concurrent with final plat approval, record a line of sight easement across Lots 29 and 30 in order to provide the needed sight distance for the curve in Road "A".
 12. Meeting all requirements of the approved use on review development plan.
 13. 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 variances 1 & 2 because of topography, and because the proposed variances will not create a traffic hazard

APPROVE the Concept Plan subject to 11 conditions (MPC deleted Staff's recommended conditions 4 & 5)

Date of MPC Approval: 5/10/2001

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: