

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 5-SB-02-C **Related File Number:** 5-P-02-UR
Application Filed: 4/8/2002 **Date of Revision:**
Applicant: GARRON LAND SURVEYING
Owner: COTTONWOOD CONSTRUCTION, INC.

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
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northwest side of Gardner Ln., northeast of Heiskell Rd.
Other Parcel Info.:
Tax ID Number: 46 221 AND PART OF 215 **Jurisdiction:** County
Size of Tract: 23 acres
Accessibility: Access is via Gardner Ln., a local access street with a 15' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Single-family residences / PR (Planned Residential)
South: Single-family detached and attached / A (Agricultural) & PR (Planned Residential)
East: Single-family detached and attached / A (Agricultural) & PR (Planned Residential)
West: Vacant land and residence / A (Agricultural)
Proposed Use: Detached single-family subdivision **Density:** 2.4 du/ac
Sector Plan: North 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) & A (Agricultural)
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: Cottonwood Subdivision

Surveyor: Garron

No. of Lots Proposed: 55 No. of Lots Approved: 0

Variances Requested: 1. Broken back tangent variance at station 13+00 on Cottonwood Meadow Rd., from 150' to 86.68'.
2. Horizontal curve variance at station 12+00 on Cottonwood Meadow Rd., from 250' to 150'.
3. Horizontal curve variance at station 14+00 on Cottonwood Meadow Rd., from 250' to 150'.
4. Intersection grade variance for Road B at Cottonwood Meadow Rd., from 1% to 2%.
5. Intersection radius variance at the northeast intersection of the right-of-way of Cottonwood Meadow Ln. and Gardner Ln., from 25' to 0'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-4 because of topography, and the proposed variances will not create a traffic hazard.
APPROVE variance 5 because the property is not under the control of the applicant.

APPROVE the Concept Plan subject to 12 conditions:

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Upgrading Gardner Ln. from the entrance to the subdivision southwest to Heiskell Rd., to a pavement width of not less than 20', subject to the standards and requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the blueline stream.
6. Obtaining a determination from the Tennessee Department of Environment and Conservation regarding any wetlands on the property and meeting all applicable requirements and obtaining all required permits for any alteration to such wetlands.
7. Adjust the subdivision boundary at the entrance so that all grading and alteration of the blueline stream will be on property owned by the applicant. This property line adjustment must maintain the required building setbacks for buildings on the adjoining property.
8. Place a note on the final plat that all lots will have access only to the internal street system, except for Lot 55 (lot with existing access to Gardner Ln.).
9. Making the following lot changes to the Concept Plan: a) In the area of Lots 37 - 41, reduce the lots by two, so that all lots will have a minimum width of at least 125'; b) Increase the depth of Lots 13 - 15 by including a portion of the property that adjoins those lots to the southeast, following approximately the 1130' contour; and c) In the area of Lots 1 - 5, reduce the number of lots by one in order to increase the buildable area on the triangular shaped Lot 1.
10. Meeting all requirements of the approved use on review development plan.
11. A revised Concept Plan reflecting the conditions of approval must be submitted to MPC Staff prior to the Design Plan being submitted for review.
12. 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 to subdivide this 23 acre tract into 55 detached single-family lots at a density of 2.4 DU/AC. The PR (Planned Residential) zoning allows up to 3 DU/AC. All lots will have access to the interior streets only, except for Lot 55 which has frontage on Gardner Ln.

Proposed access to the property is via Gardner Ln. a local access street with a pavement width of 16'. The applicant will be required to upgrade Gardner Ln. from the entrance to the subdivision southwest to Heiskell Rd., to a pavement width of not less than 20', subject to the standards and requirements of the

Knox County Department of Engineering and Public Works. The proposed entrance road will also require alteration of the existing blueline stream at the southwest corner of the property. The applicant is meeting with Staff of the Tennessee Department of Environment and Conservation to discuss options and request a determination on whether that corner of the property includes a wetland. The subdivision boundary at the entrance may have to be adjusted (property owned by the family of the applicant) so that the grading and relocated blueline stream will be on property owned by the applicant. This property line adjustment must maintain the required building setbacks for buildings on the adjoining property.

In order to make sure all lots are buildable lots, staff has recommended the following revisions to the Concept Plan:

- a. In the area of Lots 37 - 41, reduce the lots by two, so that all lots will have a minimum width of at least 125'. This will help to reduce the amount of switchback that will be required to access these lots (Due to existing steep slope and the steeper grade created by street grading.).
- b. Increase the depth of Lots 13 - 15 by including a portion of the property (owned by the family of the applicant) that adjoins those lots to the southeast, following approximately the 1130' contour.
- c. In the area of Lots 1 - 5, reduce the number of lots by one in order to increase the buildable area on the triangular shaped Lot 1.

The applicant has also requested a reduction of the peripheral setback from 35' to 15' for that portion of the subdivision that backs up to Foxworth Subdivision (also zoned PR). Staff does not see any justification for approving the setback reduction except in the area of Lots 31-33 (Boundary with Lots 1 - 8 of Foxworth Subdivision, Unit IV - These lots have depths of 150+ feet). The location of the cul-de-sac and the blueline stream would make it difficult to develop these lots with the 35' peripheral setback.

MPC Action:

Approved

MPC Meeting Date: 5/9/2002

Details of MPC action:

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4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the blueline stream.
6. Obtaining a determination from the Tennessee Department of Environment and Conservation regarding any wetlands on the property and meeting all applicable requirements and obtaining all required permits for any alteration to such wetlands.
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Summary of MPC action:

APPROVE variances 1-4 because of topography, and the proposed variances will not create a traffic hazard.
APPROVE variance 5 because the property is not under the control of the applicant.
APPROVE the Concept Plan subject to 12 conditions:

Date of MPC Approval:

5/9/2002

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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: