

# 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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 5-SC-11-C                      **Related File Number:** 5-B-11-UR  
**Application Filed:** 3/28/2011              **Date of Revision:**  
**Applicant:** AMERICAN TRUST BANK OF EAST TENNESSEE

### PROPERTY INFORMATION

**General Location:** South side of W. Governor John Sevier Hwy., west of Abner Cruze Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 137 031                      **Jurisdiction:** County  
**Size of Tract:** 16.42 acres  
**Accessibility:** Access is via W. Governor John Sevier Hwy., a major arterial street with a pavement width of 34' within a 165' wide right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** The site was rezoned to PR (Planned Residential) at up to 5 du/ac in late 2005. The area surrounding this site is zoned A agricultural and it is developed with detached dwellings on lots that are generally larger than one acre in size.  
**Proposed Use:** Attached residential subdivision                      **Density:** 4.99 du/ac  
**Sector Plan:** South 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:** Wells Creek

**No. of Lots Proposed:** 82      **No. of Lots Approved:** 0

**Variances Requested:**

1. Horizontal curve variance from 250' to 125' at sta 0+98 of Road A
2. Horizontal curve variance from 250' to 125' at sta 2+11 of Road A
3. Horizontal curve variance from 250' to 125' at sta 4+93 of Road A
4. Horizontal curve variance from 250' to 125' at sta 7+75 of Road A
5. Broken back curve tangent variance from 150' to 110' at sta 6+06 of Road A
6. Broken back curve tangent variance from 150' to 143' at sta 1+95 of Road B

**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 1-6 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 Dept. of Engineering and Public Works.
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing Ordinance within Knox County (91-1-102)
4. Prior to obtaining any certificates of occupancy, a homeowners association must be established for the purpose of maintaining the streets, building exteriors, landscaping, stormwater drainage system and any other commonly held assets
5. Change note #3 on the concept plan to reflect that the typical drainage/utility easement will not be required under the proposed buildings
6. Elimination of the proposed guest parking area that is located in the vicinity of sta 7+25 of Road A
7. Removing the proposed boulevard median from the right-of-way of W. Governor John Sevier Hwy. and improving the turning radius at the entrance to the project as may be required by the Tenn. Dept. of Transportation

**Comments:** The applicant is proposing to develop this 16.42 acre site with 82 attached residential units on individual lots. The site was rezoned PR (Planned Residential) at up to 5 du/ac in 2005. A development plan for an 82 unit condominium project was approved by MPC for this site in 2006. Due to changes in banking practices, this applicant is now proposing the same number of dwellings in a subdivision setting.

The architectural elevations provided with this plan calls for each unit to have a one or two car garage. Each unit must be provided with two off street parking spaces. In order to provide the second parking space, outside of the units with a one car garage, the setback will have to be a minimum of 20' from the proposed streets. Staff will recommend that the second parking space be constructed in a manner that will not require the vehicles be parked behind each other.

As noted previously in the report, this site was zoned PR (Planned Residential) at up to 5 du/ac in 2005. The South County Sector Plan calls or this area along W. Governor John Sevier Hwy. to transition from its present rural character to a low density housing. While this plan does not appear to be compatible with the zoning and development in the immediate 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 concept plan/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 residential development will require the extension of water and sewer service to the site.
2. The proposed attached residential development at a density of 4.99 du/ac, is consistent in use and density with the approved zoning of the property.

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 is consistent with the general standards for uses permitted on review:
  - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The South County Sector Plan proposes this site for low density residential use with a maximum residential density of 5 dwellings per acre. The overall development density of the proposed development is 4.99 dwellings per acre.
  - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential District).
  - C. The use is compatible with the character of the neighborhood where it is proposed.
  - D. The use will not significantly injure the value of adjacent property.
  - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other similar residential developments. W. Governor John Sevier Hwy is classified as an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 5.0 du/ac . The proposed development with its distribution of density on the site and overall density of 4.99 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.

**Action:** Approved **Meeting Date:** 5/12/2011

- Details of Action:**
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
  2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
  3. Provision of street names which are consistent with the Uniform Street Naming and Addressing Ordinance within Knox County (91-1-102)
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**Summary of Action:** APPROVE variances 1-6 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:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**