

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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www.knoxmpc.org

File Number: 5-SC-17-C

Related File Number: 5-F-17-UR

Application Filed: 3/27/2017

Date of Revision:

Applicant: HGA, LLC

PROPERTY INFORMATION

General Location: Northwest terminus Altacrest Ln., northwest of Ancient Oak Ln.

Other Parcel Info.:

Tax ID Number: 91 26508 & 26509

Jurisdiction: County

Size of Tract: 8.17 acres

Accessibility: Access is via Ancient Oak Ln. and other previously approved internal local streets within the development. These streets have been constructed with a pavement width of 26' within a 50' wide rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land within a partially developed subdivision

Surrounding Land Use: This project is part of a larger subdivision that was initially approved in 2006. Property surrounding this subdivision is zoned RB residential and A agricultural. Development in the area consists of detached dwellings and a large mobile home development.

Proposed Use: Detached residential subdivision

Density: 3.43 du/ac

Sector Plan: Northwest 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: Maitland Woods

No. of Lots Proposed: 28 No. of Lots Approved: 0

Variances Requested: 1. Reduction of the cul de sac right-of-way transition radius from 75' to 25' on Road B
2. Reduction of the cul de sac pavement transition radius from 75' to 35' on Road B
3. Vertical curve variance from 136' to 100' at sta. 1+75 of Altacrest Ln.

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 1-3 because the site's topography and shape 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 relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102).
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Meeting all requirements and obtaining any/all required permits from the Tenn. Dept. of Environment and Conservation
5. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the stormwater drainage system.
6. Prior to final plat approval, obtain an off-site drainage easement if required by the Knox County Dept. of Engineering and Public Works
7. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

Comments: The concept plan for Maitland Woods Phase 2 was approved in 2006. At that time the project was approved for 127 lots on 45.66 acres (2.79 du/ac.). Eighteen acres of the site was developed containing 49 lots. Then in 2013 a revised concept plan was approved for the remaining 27 acres that proposed only 9 lots. The stated reason for the reduction in lots at that time was due to the difficulty of providing water and sewer to the site. The proposed lots ranged in size from 1/2 to 6.17 acres in size. Some of those lots have been sold and houses have been constructed. This applicant is proposing to divide 8.17 acres of the property into 28 lots.

A portion of Maitland Woods drains to a large sinkhole that is located on an adjoining piece of property. If a portion of the property associated with this concept plan drains into the sinkhole, the applicant may be required to obtain an off-site drainage easement from the property owner. In this particular case, Knox County owns the property with the sinkhole. The applicant will also be required to obtain permits from the Tenn. Dept. of Environment and Conservation. The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the stormwater 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 subdivision review process if this concept plan is approved.

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

1. The proposed subdivision will have minimal impact on local services since all utilities are nearby this site.
2. The proposed detached residential subdivision at a density of .343 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 Karns Elementary

School, Karns Middle School and Karns High School.

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

1. The proposed detached residential subdivision 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 Northwest County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.43 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. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - 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 residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.43 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 5/11/2017

- Details of Action:**
1. Meeting all relevant requirements of the Knox County Health Department.
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Summary of Action: APPROVE variances 1-3 because the site's topography and shape 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: 5/11/2017 **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: