

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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File Number: 5-SD-07-C **Related File Number:** 5-D-07-UR
Application Filed: 3/30/2007 **Date of Revision:**
Applicant: BRAD GAYER

PROPERTY INFORMATION

General Location: West side of Helen Dr., northwest side of Granville Conner Rd.
Other Parcel Info.:
Tax ID Number: 56 C C 3 & 303 **Jurisdiction:** County
Size of Tract: 6.57 acres
Accessibility: Access is via Granville Conner Rd. and Helen Dr., both two lane, local streets with 18' and 13' pavement widths, respectively, within 40' wide rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: This site is within a residential area that has developed under RA, RB and A zoning.
Proposed Use: Detached residential subdivision **Density:** 1.22 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)
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: Collier Hills
No. of Lots Proposed: 8 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance from 135' to 90' at sta 11+25 of the proposed JPE
2. Vertical curve variance from 250' to 180' at sta 12+60 of the proposed JPE
3. Broken back tangent variance from 150' to 107.9' of the proposed JPE
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 location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
APPROVE the concept plan subject to 11 conditions
Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other 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. The applicant widening Helen Dr. from Granville Conner Rd. to the proposed subdivision entrance to a minimum width of 18'. The widening is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works.
5. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the storm water drainage system.
6. Certification on the final plat by the applicant's engineer that there is 300' of sight distance at the intersection of the proposed JPE and Helen Dr. and at the proposed driveway location for lot 8 on Granville Conner Rd.
7. Note on the plan the required 25' from center line minimum right-of-way dedication on Collier Rd.
8. Correcting the proposed cross section for the JPE to meet public road standards as required
9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation
10. Place a note on the final plat that all lots excluding lot 8 will have access from the internal street system only
11. 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 applicant has presented a concept plan for 8 lots on this 6.57 acre site. As previously noted, the pavement width of Helen Dr. is 13' to 14'. The staff will recommend that Helen Dr. be widened, at the developer's expense, to a minimum width of 18' from the proposed subdivision entrance to Granville Conner Rd. This will result in a much safer entrance to this project as well as improve the access for all other residents in the area.

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 water and sewer will be provided to this site.
- 2. The proposed detached residential subdivision at a density of 1.22 du/ac, is consistent in use and density with the recommended zoning of the property.
- 3. Any school age children living in this development are presently zoned to attend Powell Elementary, Powell Middle School and Powell 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 North County Sector Plan proposes this site for low density residential use which may permit a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 1.22 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 North County Sector Plan designates this property for low density residential use. The PR zoning recommended for the property allows consideration of up to 1.22 du/ac or 8 units . The proposed subdivision with its distribution of density on the site and overall density of 1.22 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.

MPC Action: Approved **MPC Meeting Date:** 5/10/2007

- Details of MPC action:**
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Summary of MPC action: APPROVE variances 1-3 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
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Date of MPC Approval: 5/10/2007 **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: