

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 5-SE-04-C **Related File Number:** 5-I-04-UR
Application Filed: 4/12/2004 **Date of Revision:**
Applicant: J. B. S. HOLDINGS, LLC
Owner: NORRIS FREEWAY DEVELOPMENT, INC.



Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northeast side of Norris Freeway, southwest side of Andersonville Pike, north of Pelleaux Rd.
Other Parcel Info.:
Tax ID Number: 28 9, 9.02, 10, 11, 90.01 & OTHER: 91 **Jurisdiction:** County
Size of Tract: 68.15 acres
Accessibility: Access is via Norris Frwy., a two lane arterial street with a pavement width of 24' within a 150' to 200' right-of-way. Access to this development is also provided by Andersonville Pk., a collector street with a pavement width of 18' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One single family dwelling and vacant land
Surrounding Land Use: Property in the area is zoned A agricultural, RA and PR residential. Development in the area primarily consists of single family dwellings.
Proposed Use: Attached and detached residential development **Density:** 3.34 du/ac
Sector Plan: North 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)
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: Copperstone (FKA Norris Freeway Heights)
Surveyor: incomplete
No. of Lots Proposed: 239 **No. of Lots Approved:** 0
Variances Requested:
1. Road grade from 12% to 15% between sta. 10+80 and sta. 16+55 of Road C.
2. Vertical curve variance from 275' to 190' at sta. 10+25 of Road A.
3. Vertical curve variance from 281.5' to 200' at sta. 13+35 of Road G.
4. Vertical curve variance from 146' to 100' at sta. 17+20 of Road H.
5. Grade in cul de sac from 10% to 11.71% on Road I.
6. Vertical curve variance from 350.5' to 220' at sta. 10+80 of Road C

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 variance 1-5 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

DENY variance 6 as requested

APPROVE the concept plan subject to 12 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Obtaining TDOT approval before constructing the southbound left turn lane and the north bound deceleration lane as shown on the plan.
3. Reconstruct Old Andersonville Pk. to intersect with Road A as shown on the plan subject to the requirements of the Knox County Dept. of Engineering and Public Works.
3. Place a note on the final plat that all lots will have access from the internal street system only.
4. Add the sidewalks to the typical road cross section. Note that sidewalks will be a minimum of 4' wide with a 2' planting strip between the back of curb and the sidewalk and state that all sidewalk construction will comply with the requirements of the Americans With Disabilities Act.
5. Dedication of the required right-of-way equal to 30' from centerline along the Andersonville Pk. frontage.
6. Improve the angle of intersection for Road A @ Road L, Road A @ Road C and Road C @ Andersonville Pk to minimum intersecting angle of 75 degrees.
7. Obtaining a street connection permit from the Tenn. Dept. of Transportation.
8. Certification on the design plan by the applicant's engineer that 300' of sight distance is available in both directions on Road A from Road L. A sight distance easement may be required across the proposed parking area for the swimming pool.
9. Meeting all requirements of the approved use on review development plan.
10. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
11. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
12. 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:

A concept plan and use on review was approved for this site in February of 2002. That plan proposed a detached single family subdivision that would contain 226 lots. This applicant is proposing a 239 unit project that will be made up of a combination of attached and detached residential units. The proposed development of this project is 3.34 du/ac. The zoning of the site will support up to 4 du/ac. While reviewing this plan, staff has determined that parcel 11, which contains approximately 6500 sq. ft., is still zoned A (Agricultural). The applicant will need to get this parcel rezoned prior to the issuance of any building permits for this project. The parcel only building The road layout for the current plan is similar to the previously approved plan.

When the previously approved plan was being considered by MPC, a traffic study was produced that recommended a number of road improvements. A southbound left turn lane in Norris Freeway, a

northbound deceleration lane and the reconstruction of the Old Andersonville Pk. intersection a Norris Freeway. All of these improvements are reflected on the current plan. The actual designs of these improvements will have be prepared by the applicant and approved by the Knox County Dept. of Engineering and Public Works and the Tenn. Dept. of Transportation.

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 utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning recommendation.

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

1. The proposed detached and attached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the North County Sector Plan proposal of low density residential uses. The PR zoning recommended for this site will allow a density up to 4 du/ac. At a proposed density of 3.34 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

MPC Action:

Approved

MPC Meeting Date: 6/10/2004

Details of MPC action:

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Summary of MPC action:

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Date of MPC Approval:

6/10/2004

Date of Denial:

Postponements: 5/13/2004

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: