

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 5-SE-19-C **Related File Number:** 5-H-19-UR
Application Filed: 3/25/2019 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: Southeast of Higdon Road, South of Oak Ridge Highway, West of Byington Solway Road, off Terra Vista Way
Other Parcel Info.:
Tax ID Number: 90 H A 001-072 **Jurisdiction:** County
Size of Tract: 43.36 acres
Accessibility: Access is via Higdon Rd., a local street with a 20' pavement width within a 50' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Business, residence and vacant land - CA (General Business) & A (Agricultural)
South: Railroad and vacant land - A (Agricultural)
East: Residences and vacant land - A (Agricultural)
West: Residences and vacant land - RA (Low Density Residential) & PR (Planned Residential)
Proposed Use: Attached Residential Subdivision **Density:** 2.01 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: 9915 Terra Vista Way
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: Terra Vista Townhomes

No. of Lots Proposed: 87 No. of Lots Approved: 0

Variances Requested: 1. Reduction of the minimum lot width for access from 25' to 20'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variance 1 because the width restriction would limit the proposed clustering on the site and the proposed variance will not create a safety hazard.

APPROVE the Concept Plan subject to 5 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
2. Prior to submitting a new final plat for approval of this subdivision, an updated soil erosion and stabilization plan shall be submitted to the Knox County Department of Engineering and Public Works for review and approval.
3. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
4. Either prior to or as a part of the final plat for the proposed attached residential lots, submitting a final plat that would eliminate the existing 71 recorded lots for this subdivision.
5. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the private streets, storm water system, common area and any other commonly held assets.

Comments: The applicant is proposing to resubdivide this existing subdivision into 87 attached residential lots. The applicant's engineer has previously stated that the site contains 43.36 acres of which 35.54 acres is zoned PR (Planned Residential) at 2 du/ac. The remaining acreage for the site is zoned A (Agricultural) and F (Floodway). Since the applicant is proposing to maximize the development density on this site, staff's recommendation regarding this concept plan will be based on the idea that the site actually contains 35.54 acres. Should the final plat for this site show the PR (Planned Residential) portion of the property contains less than 35.54 acres, the total number of dwelling units will have to be reduced in order to not exceed the maximum permitted by the zoning of the site.

A final plat was recorded for this subdivision in September 2008 for a total of 71 lots. The subdivision is served by private streets. The proposed attached residential lots will be clustered throughout the subdivision with approximately 24 acres being within common area. Staff has added a condition that the applicant submit to Planning staff for review and approval an amenity plan for improvements to the common area that will incorporate both active and passive recreational uses. This was a condition of the previous approval.

A Traffic Impact Study prepared by Wilbur Smith Associates was submitted with the original application for this site in 2007. The study recommendations were based on a proposed development with 118 condominium units. When the concept plan (6-SH-07-C / 6-J-07-UR) was approved on June 14, 2007, the applicant was required to widen Higdon Dr. from the development entrance eastwardly to Oak Ridge Hwy. to a minimum width of 20' or as required by the Knox County Department of Engineering and Public Works. The required improvements also included the relocation and improvement to the Higdon Dr. intersection with Oak Ridge Hwy. per the requirements of the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation. Those improvements were completed in 2008-2009.

Action: Approved

Meeting Date: 5/9/2019

Details of Action:

Summary of Action: APPROVE variance 1 because the width restriction would limit the proposed clustering on the site and the proposed variance will not create a safety hazard.

APPROVE the Concept Plan subject to 5 conditions

Date of Approval:

5/9/2019

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: