

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-SF-07-C **Related File Number:**
Application Filed: 3/30/2007 **Date of Revision:**
Applicant: ARNOLD TREECE

PROPERTY INFORMATION

General Location: Northeast side of Quarry Rd., southeast of Maynardville Pike
Other Parcel Info.:
Tax ID Number: 29 023.06 **Jurisdiction:** County
Size of Tract: 7.12 acres
Accessibility: Access is via Quarry Rd., a local street with 20' of pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: North: Vacant / RB (General Residential)
South: Creek / F (Floodway) & A (Agricultural)
East: Park & creek / F (Floodway) & A (Agricultural)
West: Church & developing retail center / PC (Planned Commercial)
Proposed Use: Duplex condominiums and a commercial office building. **Density:**
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: CA (General Business) - Pending & F (Floodway)
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: Quarry Road

No. of Lots Proposed: 11 No. of Lots Approved: 0

Variances Requested: 1. Reduce the turning radius at the intersection of Road A and Quarry Rd., from 25' to 0'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to the following 11 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
5. Installation of proposed landscaping within six months of the issuance of occupancy permits for each unit, or posting a bond with Knox County Engineering guaranteeing such installation.
6. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures, the proposed joint permanent easement (JPE), and all other commonly held assets.
7. Certification on the final plat by the applicant's surveyor that there is the required 300' of site distance in both directions along Quarry Rd. at the development's entrance.
8. Obtaining a variance from the Knox County Board of Zoning Appeals to reduce the required front yard setback from 25' to 20'.
9. Increasing the driveway aisle width for the commercial office building parking lot to 25'.
10. Place a note on the final plat that all units will have access only to the internal street system.
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 is proposing to subdivide this 7.12 acre site into 11 lots. The lots will range in size from 1.7 acres to 12, 928 square feet. One of the lots is proposed to be a 7,500 sq. ft. commercial office building. The remaining 10 lots are proposed to be residential duplexes. Access to all of the lots will be from a joint permanent easement off Quarry Rd. The current development plan has all of the residential units encroaching into the required front yard setback. The applicant will therefore be required to obtain a variance from the Knox County Board of Zoning Appeals to reduce the required front yard setback from 25' to 20' prior to building permit issuance.

The southern portion of this property is located within the Beaver Creek Watershed (Willow Fork). Lots 5 through 11 are close enough to the designated no-fill area that minimum floor elevations (MFE) need to be established. Structures proposed within this area will be required to be built at least 1' above the MFE.

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 can be provided to the site.
2. The proposed duplexes and commercial office building are consistent in use and density with the zoning designation.
3. Due to stream protection designation for the subject property, the developer will be required to establish minimum floor elevations for the lots closest to the no-fill line. These restrictions will lessen the impact on water quality in the area.
4. Any school aged children living in this development are presently zoned to attend Halls Elementary, Halls Middle, and Gibbs High Schools.

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

1. The proposed subdivision meets the standards for development within the CA (General Business) zone and all other requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property as commercial and stream protection. The CA zoning approved for this site will allow the proposed duplexes and commercial office building.

Development in the 100 year and 500 year floodway designations will be governed by the subdivision regulations as well as the Knox County Engineering Department and regulations set forth by FEMA.

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:

Summary of MPC action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to the following 11 conditions:

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: