

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

## CONCEPT PLAN

**File Number:** 5-SG-05-C **Related File Number:** 5-H-05-UR  
**Application Filed:** 4/11/2005 **Date of Revision:**  
**Applicant:** SOUTHLAND GROUP, INC.  
**Owner:** TIMBER OUTLETS INVESTMENT, LLC

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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### PROPERTY INFORMATION

**General Location:** Southeast side of Ball Rd., southwest of Zion Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 166 **Jurisdiction:** County  
**Size of Tract:** 19.97 acres  
**Accessibility:** Access is via Ball Rd., a major collector street with 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** Property in the area of this site is zoned A agricultural, RA, RB and PR residential and CA commercial. The majority of property in the area is still rural in character. However, a number of rezoning requests to PR have been approved in the area in recent years. Those properties have been developed with single family subdivisions.  
**Proposed Use:** Detached single family subdivision **Density:** 2.96 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) pending  
**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:** Southland Group Inc., Roberts Farm  
**Surveyor:** Batson, Himes, Norvell & Poe  
**No. of Lots Proposed:** 59      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Horizontal curve variance from 250' to 150' at sta 8+00 of Road A.  
2. Right-of-way dedication from 30' to 25' from centerline of Ball Rd.  
3. Intersection spacing variance between Zion Ln. and Road A from 300' to 237'.  
**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 restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard  
  
APPROVE the concept plan subject to 9 conditions  
**Staff Recomm. (Full):** 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2.. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation  
4. Provision of street names that are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102)  
5. Meeting all requirements of the approved Use-on-Review development plan.  
6. Place a note on the final plat that all lots will have access from the internal street system only.  
7. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in each direction on Ball Rd. at the proposed entrance  
8. Approval of the rezoning of this site by the Knox County Commission at an appropriate density to support this development.  
9. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Comments:** The applicant is proposing to subdivide this 19.98 acre parcel, which includes acreage along an unstudied creek, into 59 lots for detached single family dwellings. The property has been recommended for PR zoning at 1-4 du/ac by the MPC at its April 14, 2005 meeting. The Knox County Commission will have the rezoning request on its May 23, 2005 meeting. .

**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 in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the proposed zoning and subdivision development in the area.
3. Any school age children living in this development are presently zoned to attend Karns Elementary, Karns Middle & Karns High School

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

1. The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other relevant 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.

3. The recommended density of this site is 1- 4 dwellings per acre. The proposed 2.96 du/ac is within the permitted zoning density.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning recommended for approval for this site will allow a density up to 4 du/ac. which is consistent with the Sector Plan and the other development found in the area.

**MPC Action:**

Approved

**MPC Meeting Date:** 5/12/2005

**Details of MPC action:**

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**Summary of MPC action:**

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**Date of MPC Approval:**

5/12/2005

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

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

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**