

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 5-SH-04-C **Related File Number:**
Application Filed: 4/12/2004 **Date of Revision:**
Applicant: COBIA DEVELOPMENT
Owner: COBIA PROPERTIES

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

Suite 403 • City County Building
 4 0 0 Main Street
 Knoxville, Tennessee 37902
 8 6 5 • 2 1 5 • 2 5 0 0
 F A X • 2 1 5 • 2 0 6 8
 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: South end of Homewood Rd., north of Dutch Valley Dr.
Other Parcel Info.:
Tax ID Number: 69 F A 009 **Jurisdiction:** City
Size of Tract: 23.02 acres
Accessibility: Access is via Home wood Rd., a local street with a pavement width of

GENERAL LAND USE INFORMATION

Existing Land Use: 1 single family dwelling & vacant land
Surrounding Land Use: Zoning in the area consists of R-1 residential, O-1 office and C-3 commercial. The site is surrounded by single family dwellings.
Proposed Use: Detached single family subdivision **Density:**
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family 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: Mapleridge
Surveyor: Waddell Surveying and Design
No. of Lots Proposed: 71 **No. of Lots Approved:** 0
Variances Requested: None
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 the concept plan subject to 12 conditions
Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
3. Placing a note on the final plat that all lots will have access from the internal street system only.
4. Constructing the proposed streets to meet the standards for a local street as required by the Knoxville Dept. of Engineering.
5. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
6. Provision of street names that is consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. O-280-90).
7. Demonstrating that lots 19 - 21 have building sites that can meet the minimum setback requirements of the R-1 (Single Family Residential) district.
8. Review and approval of a detailed design of the proposed connection between the existing Homewood Rd. and the proposed development by the Knoxville Dept. of Engineering.
9. Review and approval of a detailed drainage plan by the Knoxville Engineering Dept. The applicant may be required to detain storm water on this site in a greater volume than minimally required by the regulations.
10. Prior to final plat approval closure of the unopened rights-of-way that appear on a previously recorded subdivision plat of this site.
11. Meeting the requirements of Section 62-83 of the Subdivision Regulations dealing with the maximum grade in the bulb of a cul de sac.
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: This matter was postponed at the May 13, 2004 MPC meeting. The primary issues discussed at that meeting dealt with access to the proposed subdivision and the density of the project. The applicant has opted to stay with the plan as previously submitted. Since the plan as submitted meets all of the requirements of the R-1 (Single Family Residential) district and does not require any variances from the Subdivision Regulations, staff continues to support the approval of this concept plan.

The applicant is proposing to divide this 23 acre site into 71 lots. The zoning of the property is R-1 (Single Family Residential). The proposed lots meet the requirements of the R-1 zone. Due to a power line easement crossing some of the lots, the staff has requested the applicant to demonstrate that building sites that meet the zoning regulations can be provided on those lots.

This site has been the subject of a previously recorded subdivision plat. The recorded plat showed proposed streets on this site. In order to clear the title for this site, staff will require the applicant to go through the street closure process before a final plat can be considered for the present development proposal.

Local residents have raised concerns regarding the drainage from this site. The preliminary drainage plan submitted with the concept plan does not specifically address their concerns. The detailed drainage plan is considered by the Knoxville Engineering Dept. as part of the design plan phase of the subdivision process.

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 single family subdivision is consistent in use and intensity with the development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed commercial subdivision meets the standards for development within the R-1 (Single Family Residential) Zone and all other requirements of the Zoning Ordinance.

2. The proposed subdivision is consistent with the general standards for uses permitted on review: It 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 North City Sector permits Low Density Residential development to occur on this site. Development of this site as proposed conforms to the Sector plan.

MPC Action: Approved **MPC Meeting Date:** 6/10/2004

Details of MPC action:

Summary of MPC action: APPROVE the concept plan subject to 12 conditions

Date of MPC Approval: 6/10/2004 **Date of Denial:** **Postponements:** 5/13/2004

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:** 7/1/2004

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/3/2004

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approval stands

Date of Legislative Appeal:

Effective Date of Ordinance: