

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-SH-06-C **Related File Number:** 5-M-06-UR
Application Filed: 4/10/2006 **Date of Revision:**
Applicant: CHESNEY HILLS PARTNERSHIP
Owner: CHESNEY HILLS PARTNERSHIP

PROPERTY INFORMATION

General Location: East side of Bob Kirby Rd., south of Chesney Rd.
Other Parcel Info.:
Tax ID Number: 104 204.01PT., 205 & 208PT. **Jurisdiction:** County
Size of Tract: 40 acres
Accessibility: Access is via Bob Kirby Rd., a minor collector street with a pavement width of 20' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: Zoning in the area consists of A agricultural and RA, RAE and PR residential. Development in the area consists of single family dwellings.
Proposed Use: Detached single family subdivision **Density:** 2.23 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 & A (Agricultural)
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: Chesney Hills
Surveyor: Sullivan
No. of Lots Proposed: 89 **No. of Lots Approved:** 0
Variances Requested:
1. Road grade from 12% to 15% between sta 5+45 and 12+80 of Road A.
2. Vertical curve variance from 300' to 180' at sta 13+00 on Road A
3. Horizontal curve variance from 250' to 150' at sta 3+50 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 variances 1 - 3 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 10 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Provision of a sight distance easement across lots 34 and 35 per the requirements of the Knox County Dept. of Engineering and Public Works.
5. Certification on the final plat by the applicant's surveyor that the required sight distance exists in both directions along Bob Kirby Rd. at the proposed subdivision entrance road.
6. Review and approval of the grading plan for this development by the pipeline company prior to commencing any grading on this site.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm water drainage system.
8. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
9. Meeting all requirements of the approved use on review development plan.
10. 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 develop a subdivision containing 89 lots on this 40 acre site. Additionally, the applicant is requesting approval of the development plan that will permit the construction of one detached single family dwelling on each of the proposed lots. The site has been zoned PR (Planned Residential) with a permitted density of up to 2.8 dwellings per acre. At the maximum density permitted by the pending zoning 112 dwellings could be approved for this property. MPC recommended rezoning this site to PR (Planned Residential) at 2.8 du/ac.

The site rises sharply from Bob Kirby Road. The best building sites are located in the center of the site, along the top of this ridge. Due to the steep topography of this site, construction of the primary entrance road will require a variance to the maximum permissible grade from 12% to 15% for a 700' section of the road. The staff will require that a 10' wide side yard setback be observed when the road frontage of a lot is at a 12% grade or greater.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved. The County Engineer has already noted that the proposed detention basin shown on lot #73 should be eliminated. The adjoining property owner is already having a drainage problem. By redirecting the drainage in this area of the site, this development not will make the existing situation any worse.

A petroleum pipeline crosses this site. Staff will require the applicant to obtain approval of the grading plan by the pipeline company prior to commencing any grading on this site. Due to the proposed lot arrangement, staff does not anticipate that the pipeline will present a problem to the development of this site.

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 will be provided to this site.
2. The proposed detached single-family subdivision at a density of 2.23 du/ac, is consistent in use and density with the recommended rezoning of the property.
3. Any school age children living in this development are presently zoned to attend Cedar Bluff Primary, Intermediate and Middle Schools and 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 a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 2.8 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 2.23 du/ac is consistent with the Sector Plan and the proposed zoning designation.
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: 6/8/2006

Details of MPC action:

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Summary of MPC action:

APPROVE variances 1 - 3 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 10 conditions

Date of MPC Approval:

6/8/2006

Date of Denial:

Postponements: 5/11/2006

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: