

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

Suite 403 • City County Building
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File Number: 5-SH-07-C **Related File Number:** 5-H-07-UR
Application Filed: 4/2/2007 **Date of Revision:**
Applicant: HOLROB - DAVIS - SHIPE PARTNERSHIP

PROPERTY INFORMATION

General Location: South side Norris Freeway, east & west sides of Shade Weaver Rd.
Other Parcel Info.:
Tax ID Number: 27 223, 244 & 245 **Jurisdiction:** County
Size of Tract: 37.13 acres
Accessibility: Access is via Shade Weaver Rd. and Highland View Road. Both are classified as local streets. Shade Weaver road has a pavement width of 13' to 14' and Highland View has a pavement width of 16'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned A agricultural. Development in the area consists of detached dwellings on large parcels.
Proposed Use: Attached residential condominiums **Density:** 2.77 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Rural 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)
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: Orchard View Subdivision - Revised

No. of Lots Proposed: 3 **No. of Lots Approved:** 0

Variances Requested:

1. Maximum road grade from 12% to 14% on Shade Weaver Rd.
2. Vertical curve variance from 175' to 225.5' at sta 14+90 of Highland View Rd.
3. Vertical curve variance from 167' to 120' at sta 17+79 of Winesap Way

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 1-2 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 11 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. The applicant widening Shade Weaver Rd. from Norris Freeway to Long Hollow Rd. to a minimum width of 20' . The widening is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works. Building permits will not be issued for units 83-100 until this improvement is completed or bonded
5. The applicant widening Highland View Rd to minimum width of 20' from the northern boundary of the site to Shade Weaver Rd. This project is to include the relocation of Highland View Rd. as shown on the concept plan. This work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works. Building permits will not be issued for units 1-82 until this improvement is completed or bonded
6. Place a note on the plan that all intersection grades have been approved by the Knox County Dept. of Engineering and Public Works
7. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the storm water drainage system and any other commonly held assets
8. Correct note #5 to provide the correct map and parcel numbers
9. Certification on the final plat by the applicant's engineer that there is 300' of sight distance at the intersection of Honey Crisp Wy. And Highland View Dr. and at all proposed driveway locations along Shade Weaver Rd.
10. Note on the plan the required 25' from center line minimum right-of-way dedication on Shade Weaver Rd. and Highland View Rd.
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 has present a concept plan for 3 lots on this 37.13 acre site. Lots 1 and 3 will be developed with up to 100 attached residential condominiums. Due to the steep grades of lot 3, the development will be concentrated on lot 1. The developer will designate lot 3 as common area. The applicant will retain lot 2 for the purpose of potentially requesting that it be approved for commercial use as may be permitted in the PR (Planned Residential) zoning regulation.

As part of the development of this site the intersection of Highland View Rd., Shade Weaver Rd. and Norris Freeway will be reworked. At present this is a dangerous three way intersection. The plan calls for relocating Highland View Rd., thereby separating it from Norris Freeway. Additionally, the applicant will be required to widen Shade Weave Rd. to a minimum width of 20' from Norris Freeway to Long Hollow Rd. These improvements will result in a much safer entrance to this project as well as improve the access for all other residents in the area. Staff will recommend that building permits be withheld until the required road improvements have been completed or a bond has been posted with Knox County to guarantee their completion.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed residential development will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed attached residential development at a density of 2.77 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Copper Ridge Elementary, Halls Middle School and Halls High School.

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

1. The proposed attached residential development meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The North County Sector Plan proposes this site for low density residential use which may permit a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 2.77 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 3.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 2.77 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 5/10/2007

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
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Summary of MPC action: APPROVE variances 1-2 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 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: