

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
4 0 0 M a i n S t r e e t
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

File Number: 5-SI-05-C **Related File Number:**
Application Filed: 4/11/2005 **Date of Revision:**
Applicant: R.W. GRAF, INC.
Owner: R.W. GRAF

PROPERTY INFORMATION

General Location: Southeast side of Woodson Dr., northeast of Spring Creek Rd.
Other Parcel Info.:
Tax ID Number: 122 K B PT. 1 **Jurisdiction:** City
Size of Tract: 15.46 acres
Accessibility: Access is via Woodson Dr., a collector street with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: The site is surrounded by other vacant property and by single family residential development that has occurred in the County RA zone.
Proposed Use: Attached and detached single family subdivision **Density:** 3.24 du/ac
Sector Plan: South 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: RP-1 (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: Woodson Trail
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 50 **No. of Lots Approved:** 0
Variances Requested: 1. Horizontal curve variance from 250' to 150' at sta 5+50 of Road B
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 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 8 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 are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Engineering Dept..
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Place a note on the final plat that vehicular access is to be from the internal street system only.
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
7. Meeting all requirements of the previously approved Use-on-Review development plan (12-D-02-UR)
8. 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 requesting reapproval of this concept plan. The previously approved concept plan has expired. The approval of a concept subdivision plan expires in two years if no final plats are approved during that time period. The plan as proposed is the same plan as approved by MPC on December 12, 2002 (12-SD-02-C).

This is the first phase of a residential development that will contain a mixture of attached and detached single family dwellings. The site contains a total of 29.65 acres. The first phase of this project will result in the development of 15.46 acres of the site at a density of 3.24 du/ac. A homeowners association will be established for the maintenance of the common open space elements of the project.

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 attached and detached single-family subdivision is consistent in use and density of the adjoining subdivisions.
- 3. Access to this project will be limited to Woodson Dr. via the internal road system of the project. Two stub streets from Spring Creek Rd. will not be utilized for access to this project because of the narrow width of that road.

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

- 1. The proposed attached and detached single-family subdivision meets the standards for development within a RP-1 (Planned Residential) Zoning District and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The South County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The RP-1 zoning approved for this site allows a density up to 5 du/ac. At a

proposed density of 3.24 du/ac, the proposed subdivision 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:

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 8 conditions

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: Knoxville City Council

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: