CASE SUMMARY APPLICATION TYPE: SUBDIVISION METROPOLITAN PLANNING CONCEPT PLAN COMMISSION File Number: 5-SL-05-C **Related File Number:** 5-N-05-UR Ν s Suite 403 • City County Building Application Filed: 4/11/2005 Date of Revision: 400 Main Street Knoxville, Tennessee 37902 Applicant: STEVEN YOUNG FOR JACK GRUBBS 8 6 5 • 2 1 5 • 2 5 0 0 FAX•215•2068 **Owner:** JACK GRUBBS www•knoxmpc•org PROPERTY INFORMATION **General Location:** South side of E. Governor John Sevier Hwy., east side of Nichols Rd. **Other Parcel Info.:** Tax ID Number: 125 5.08 Jurisdiction: County

Accessibility: Access is via Nichols Rd., a local street with a pavement width of 16' within a 40' right-of-way

GENERAL LAND USE INFORMATION Existing Land Use: Vacant land Surrounding Land Use: This area is developed with low density residential uses under A, RA and PR zoning. Proposed Use: Detached single family subdivision Density: 3.13 du/ac Sector Plan: South County Sector Plan Designation: Growth Policy Plan: Planned Growth Area Neighborhood Context: Vacant Land

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

7.35 acres

Street:

Location:

Size of Tract:

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:

KNOXVILLE·KNOX COUNTY

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Safe Haven		
Surveyor:	Brown		
No. of Lots Proposed:	23	No. of Lots Approved:	0
Variances Requested:	Not identified		
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 9 conditions				
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Widen Nichols Rd. to a minimum paved width of 20' from the proposed entrance to Gov. John Sevier Hwy Prior to final plat approval reconstruct Nichols Road in order to obtain the 300' minimum required sight distance. The design of this improvement must be approved by Knox County Dept. of Engineering and Public Works prior to commencing any work within the Nichols Rd. right-of-way. The actual construction of the improvement is an expense to the developer and it must coordinated with, and supervised by the Knox County Dept. of Engineering and Public Works. Revise the road profiles per the requirements of the County Engineer. Identify any required variances associated with the road designs and request their consideration at the time of the final plat approval. Variances that are not recommended for approval by the Knox County Engineer will be recommended for denial. Provision of street names that are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102) Meeting all requirements of the approved Use-on-Review development plan. Place a note on the final plat that all lots will have access from the internal street system only. 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:	 Certification of design plan approval has been submitted to the MPC stan. The applicant is proposing to subdivide this 7.35 acre parcel into 23 lots for detached single family dwellings. The applicant requested consideration of a rezoning of this site to PR (Planned Residential) zoning at 1-4 dwellings per acre The property was recommended for PR zoning at 1-3 du/ac by the MPC at its April 14, 2005 meeting. Due to the recommendation of MPC the maximum number of units that may be permitted is 22. The 23 units as proposed cannot be considered unless the applicant receives a density increase when this matter goes before the Knox County Commission, The Knox County Commission will have the rezoning request on its May 23, 2005 meeting. The proposed access to this site is via Nichols Rd. The pavement width of the road is only 16' feet. Additionally, there is a hump in the road which impedes sight distance from the proposed entrance. The developer has stated that he would be willing to improve Nichols Rd. by removing the hump and widening the pavement width. Staff will condition the approval of this development to require these improvements be made as part of the development of this site. The Knox County Dept. of Engineering and Public Works will have to review and approve the design for these improvements and supervise their construction. 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 other subdivision development in the area. 3. Any school age children living in this development are presently zoned to attend New Hopewell 				

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

1. With an increase in the permitted density or a reduction in the number of dwellings units requested, the proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.

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 South 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 3 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:	1. Connection to sanitary sewer and meeting any other relevent Health Department.	vant requirements of the Knox County
	2 Meeting all applicable requirements of the Knox County D Works.	Department of Engineering and Public
	3. Widen Nichols Rd. to a minimum paved width of 20' from Sevier Hwy	the proposed entrance to Gov. John
	4. Prior to final plat approval reconstruct Nichols Road in ord sight distance. The design of this improvement must be app and Public Works prior to commencing any work within the N construction of the improvement is an expense to the develo supervised by the Knox County Dept. of Engineering and Pu	roved by Knox County Dept. of Engineering lichols Rd. right-of-way. The actual per and it must coordinated with, and
	5. Revise the road profiles per the requirements of the Cour variances associated with the road designs and request their approval. Variances that are not recommended for approval recommended for denial.	nty Engineer. Identify any required r consideration at the time of the final plat
	6. Provision of street names that are consistent with the Uni System in Knox County, Ord. (91-1-102)	form Street Naming and Addressing

7. Meeting all requirements of the approved Use-on-Review development plan.

8. Place a note on the final plat that all lots will have access from the internal street system only.

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.

Summary of MPC action: APPROVE the concept plan subject to 9 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

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:

Legislative Body: