

# 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-SM-04-C                      **Related File Number:** 5-R-04-UR  
**Application Filed:** 4/12/2004                      **Date of Revision:**  
**Applicant:** YARNELL ROAD DEVELOPMENT  
**Owner:** B & J ENTERPRISES

### PROPERTY INFORMATION

**General Location:** Southwest side Yarnell Rd., west of Lovell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 30,32                      **Jurisdiction:** County  
**Size of Tract:** 21.84 acres  
**Accessibility:** Access is via Yarnell Rd., a collector street with a pavement width of 21' within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** Zoning in the area consists of A agricultural, PR residential, BP commercial and TO technology overlay. Development in the area consists of detached single family dwellings and vacant land.  
**Proposed Use:** Attached and detached residential development                      **Density:** 3.49 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) / TO (Technology Overlay)  
**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:** Yarnell Road Development  
**Surveyor:** Cannon & Cannon  
**No. of Lots Proposed:** 69                    **No. of Lots Approved:** 0  
**Variances Requested:** 1. Variance to permit a hammerhead turnaround in lieu of a cul de sac at sta. 12+21 of Road B.  
2. Variance to permit a hammerhead turnaround in lieu of a cul de sac at sta. 3+94 of Road C.  
3. Horizontal curve variance from 250' to 150' sta. 5+34 and 10+47 of Road B.  
4. Vertical curve variance from 100' to 60' at sta. 0+42 of Road A.  
**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 1-4 because the site's topography 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. Meeting all applicable requirements of the Knox County Dept. of engineering and Public Works.  
2. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.  
3. Dedication of the required right-of-way equal to 30' from centerline along the Yarnell Rd. frontage.  
4. Correct the typical road cross section to comply with Knox County's current standard.  
5. Certification on the final plat by the applicant's engineer that there is 400' of sight distance in both directions on Yarnell Rd.  
6. Place a note on the final plat that all lots will have access from the internal street system only.  
7. Meeting all requirements of the approved use on review development plan.  
8. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.  
9. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).  
10. 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 is proposing a total of 69 dwelling units for this site. Fifty-five of the dwellings will be attached units on individual lots. The other 14 dwellings will be single family units on individual lots. The proposed development density of this site is 3.49 dwellings per acre. Access to the development will be via Yarnell Rd.

**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 utilities are in place to serve this site.
- 2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning recommendation.

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

- 1. The proposed detached and attached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
- 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.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The proposed development is consistent with the Northwest County Sector Plan proposal of low density residential uses. The PR zoning recommended for this site will allow a density up to 3.5 du/ac. At a proposed density of 3.49 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

**MPC Action:** Approved

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

**Details of MPC action:**

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**Summary of MPC action:** APPROVE variances 1-4 because the site's topography 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:** 6/10/2004

**Date of Denial:**

**Postponements:** 5/13/2004

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**