

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 5-SN-05-C **Related File Number:** 5-O-05-UR
Application Filed: 4/11/2005 **Date of Revision:**
Applicant: B & J ENTERPRISES
Owner: B & J ENTERPRISES

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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400 Main Street
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PROPERTY INFORMATION

General Location: North side of Millertown Pike, west of Harris Rd.
Other Parcel Info.:
Tax ID Number: 50 133 AND OTHER: MAP 60, PARCELS 46 & 46.01 **Jurisdiction:** County
Size of Tract: 102 acres
Accessibility: Access is via Millertown Pike, a minor arterial street with a 21' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land and residences / A (Agricultural)
South: Residences / RA (Low Density Residential) & A (Agricultural)
East: Residences and vacant land / A (Agricultural)
West: Residences and vacant land / A (Agricultural)
Proposed Use: Detached single-family subdivision and townhouse condominium units **Density:** 2.21 du/ac
Sector Plan: Northeast 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) & 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:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Rushland Park

Surveyor: Cannon & Cannon

No. of Lots Proposed: 140 **No. of Lots Approved:** 140

Variances Requested:

1. Vertical curve variance on Road A at station 26+86.33 from 195' to 144'.
2. Maximum street grade variance on Road A, from 12% to 15%.
3. Intersection spacing variance on Millertown Pike between Road A and Vincinda Circle from 400' to 238.9'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-3 because the site's topography and property location restricts compliance with the Subdivision Regulations and the variances will not create a traffic hazard.

APPROVE the concept plan subject to 14 conditions

Staff Recomm. (Full):

1. Revising the concept plan to provide a second access into the subdivision from Harris Rd. The revised concept plan shall be provided to Planning Commission staff for approval prior to approval of the design plan for the subdivision.
2. No more than 150 building permits being issued for dwellings in this project until the street connection to Harris Rd. is completed.
3. Revising the boulevard entrance design to standards that are acceptable to the Knox County Department of Engineering and Public Works.
4. Revising the lot lines along Road A so that Lot 1 will have a buildable area outside of the required setbacks.
5. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
7. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works.
8. Obtaining approvals for and installing an eastbound left turn deceleration and storage lane on Millertown Pike at the proposed entrance with the minimum length of the storage lane portion being 75'.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, recreational amenities and drainage system.
12. Establishing a greenway easement across this site along the ridge line at the northern side of the property, if required by the Knox County Greenways Coordinator. If the greenway easement is required, extend the sidewalk/pathway system within the development to the greenway.
13. Meeting all requirements of the approved use on review development plan.
14. 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: A concept plan/use-on-review application (5-SI-04-C/5-L-04-UR) was previously approved for this site on May 13, 2004. The applicant has now submitted a revised application that includes an additional 4.77 acres that adjoins their property that provides access to Millertown Pike. The major portion of the property was rezoned to PR (Planned Residential) at a density of 1 - 4 du/ac in May, 2004. The Planning Commission recommended approval of PR rezoning at a density of 1 - 4 du/ac for the 4.77 acre parcel at their April 14, 2005 meeting (4-I-05-RZ). That request is to be considered by Knox County Commission on May 23, 2005.

The applicant has submitted a revised concept plan that will subdivide the 102 acre site into 140

detached single-family lots and 85 townhouse condominiums at a density of 2.21 du/ac. This revision will increase the total number of units in the development from 186 to 225. The original development plan only had one access point. The applicant is still proposing only one access point with the increase of 39 units. It has been Staff's practice to recommend a second access point for any subdivision/development with over 150 dwelling units. Staff is recommending that a second access (out to Harris Rd.) be provided for this development.

A traffic impact study was prepared for the original subdivision. The recommended road improvement resulting from the study was an eastbound left turn deceleration and storage lane on Millertown Pike at the proposed entrance with the minimum length of the storage lane being 75'. The traffic study has been updated (copy attached) to reflect the increase in dwelling units. It has been determined that the previously recommended left turn lane on Millertown Pike would still be adequate. The updated report also identifies the applicant's reasons for not providing a second access.

While the single access with the recommended improvements will handle the projected traffic volumes, it is staff's position that the second access is still needed. The main access street into the development off of Millertown Pike extends approximately 1400' before it intersects with any other cross street within the development. If that street is blocked for any reason, emergency vehicles would have no other means of access into the development. It is also staff's position that it is important to provide connectivity within a development and to the adjoining street network. By having access to both Millertown Pike and Harris Rd., additional route options are provided to the residents within the development. In staff's site visit it appeared that there would be adequate site distance at the street connection to Harris Rd. With approximately 200' of frontage on Harris Rd., there should be adequate area to include both the secondary street access and stormwater detention area.

The proposed subdivision will be served by public streets with joint permanent easements serving the townhouse portion of the development. The boulevard entrance off of Millertown Pike needs to be redesigned to standards that are acceptable to the Knox County Department of Engineering and Public Works. The nose of the median needs to be 15' back from the edge of pavement of Millertown Pike. Access from Lot 1 to the two way traffic flow on the street needs to be on the development side of the boulevard median.

The northern portion of the site falls under the hillside protection standards of the Minimum Subdivision Regulations. The average minimum lot area for the lots in this area is over 25,000 square feet with lot widths of 100' or greater.

The recreational amenities that will be provided for the development include a centrally located clubhouse and a pathway system. The Knox County Parks Plan identifies a greenway along the ridgeline that is located along the northern side of the development. Staff is recommending a condition that a greenway easement be established in this area if required by the Knox County Greenways Coordinator. If the greenway easement is required, the sidewalk/pathway system within the development should be extended to the greenway.

MPC Action:

Approved

MPC Meeting Date: 5/12/2005

Details of MPC action:

(Staff conditions 1 & 2 were deleted by the MPC.)

1. (Modified by MPC) Revising Road A from Millertown Pike to the roundabout intersection as a boulevard street meeting design standards that are acceptable to the Knox County Department of Engineering and Public Works.
2. Revising the lot lines along Road A so that Lot 1 will have a buildable area outside of the required setbacks.
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
5. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works.
6. Obtaining approvals for and installing an eastbound left turn deceleration and storage lane on Millertown Pike at the proposed entrance with the minimum length of the storage lane portion being 75'.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, recreational amenities and drainage system.
10. (Modified by MPC) Establishing a greenway easement across this site along the ridge line at the northern side of the property, if required by the Knox County Greenways Coordinator.
11. Meeting all requirements of the approved use on review development plan.

12. 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 variances 1-3 because the site's topography and property location restricts compliance with the Subdivision Regulations and the variances will not create a traffic hazard.
APPROVE the concept plan subject to 12 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:

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: