

# 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:** 6-SA-17-C  
**Application Filed:** 4/18/2017  
**Applicant:** DON W. DUNCAN

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Northwest side of Tazewell Pike, southwest of Murphy Rd., west end of Calvert Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 49 00501 AND 007 **Jurisdiction:** County  
**Size of Tract:** 20.6 acres  
**Accessibility:** Access is via Tazewell Pk., a minor arterial street with a pavement width of 23' to 26' within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land (partially developed subdivision)  
**Surrounding Land Use:** Development in the area consists of detached single family dwellings and a convenience store. Property in the area is zoned RA, RB and PR residential and CA commercial.  
**Proposed Use:** Detached Residential Subdivision **Density:**  
**Sector Plan:** North City **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Knoxville)  
**Neighborhood Context:**

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

**Street:** 5350 Calvert Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RB (General 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:** Johnstone Subdivision  
**No. of Lots Proposed:** 55      **No. of Lots Approved:** 0  
**Variances Requested:** None  
**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 10 conditions

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Connection to sanitary sewer and meeting any other applicable requirements of the Knox County Health Dept.
4. Prior to design plan approval obtain off-site drainage easements as required by the Knox County Dept. of Engineering and Public Works
5. Place a note on the concept plan that the grades at each intersection that are less than 3% have been reviewed and approved by the Knox County Dept. of Engineering and Public Works.
6. Prior to design plan approval provide the Knox County Dept. of Engineering a letter from Knoxville Utility Board that states that they have reviewed and approved the grading plan as it relates to the electric towers and the underground gas line that traverse this site.
7. Approval of the design for the proposed left turn lane by the Tenn. Dept. of Transportation.
8. Construction of the left turn lane must be completed prior to the issuance of any building permits in this phase of the development. as called for in the traffic impact study after review and approval of the plan by the Tenn. Dept. of Transportation.
9. Designate proposed lot #54 on the concept plan as common area or combine it with on, or both, of the adjoining lots
10. 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 proposing phase 2 of Johnstone which is a detached single family subdivision that will contain 75 lots on this 29.8 acre site. This phase of the development will contain 55 residential lots on 20.6 acres.

When the original concept plan was approved a traffic impact study was submitted that called for the construction of a north bound left turn lane in Tazewell Pk. Construction of the left turn lane will be a condition of approval of this plan. The plan for the left turn lane was submitted along with the Phase 2 concept plan. The plan for the left turn lane will need to be approved by TDOT. Staff has been informed that the plan for the left turn lane does not meet TDOT's required standard and will need revisions before it can be approved.

As noted earlier the traffic impact study was prepared before the initial approval of this subdivision in 2005. The study found that the left turn lane was warranted at that time. Due to those findings staff will recommend that the left turn lane be constructed prior to the issuance of any building permits in this phase of the development. The applicant has already been permitted to develop twenty lots in the first phase of the development. Additionally, traffic counts on Tazewell Pike have increased during the intervening years which makes the need for the left turn lane more acute.

Knoxville Utility Board has a large transmission line and natural gas line traversing this site. Staff will require the applicant to obtain written approval of the proposed grading plan before any land disturbance be permitted. The Knox County Dept. of Engineering has told staff that off-site drainage easements will be required. These easements will have to be obtained prior to beginning any grading on this site

### **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 sewer and water service is in place to serve this site.

2. The proposed detached single-family subdivision is consistent in use and density with the development in the area.

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

1. The proposed detached single-family subdivision meets the standards for development within the RB (General Residential) Zone and all other requirements of the Zoning Ordinance.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The proposed development is consistent with the North County Sector Plan which propose low density residential uses.

2. The site is located within the Urban Growth Area on the Growth Policy Plan.

**Action:** Approved **Meeting Date:** 6/8/2017

**Details of Action:**

**Summary of Action:** APPROVE the concept plan subject to 10 conditions

**Date of Approval:** 6/8/2017 **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:**