

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 6-SB-06-C **Related File Number:** 6-C-06-UR
Application Filed: 5/8/2006 **Date of Revision:**
Applicant: WALKER DEVELOPMENT CORP.
Owner: KEITH WALKER

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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PROPERTY INFORMATION

General Location: Southwest side of Brown Gap Rd., south of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 29 68, 56.03 & 56 **Jurisdiction:** County
Size of Tract: 7.9 acres
Accessibility: Access is via Brown Gap Rd., a minor collector street with 19' to 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use: Zoning in the area is A agricultural and RA residential. Development in the area consists of detached single family dwellings.
Proposed Use: Attached residential condominiums & detached single family dwellings **Density:** 4.81 du/ac
Sector Plan: North 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)
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: Tera's Point
Surveyor: Roberts
No. of Lots Proposed: 26 **No. of Lots Approved:** 0
Variances Requested: 1. Reverse curve tangent from 50' to 0'
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.

Staff Recomm. (Full): APPROVE the Concept Plan subject to 9 conditions:

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 Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. Certification on the final plat by the applicant's engineer that there is at a minimum, 300 feet of sight distance in both directions along Brown Gap Rd. at the subdivision entrance. The sight distance shall be certified during the spring or summer months to document that roadside vegetation does not reduce sight distance below minimum requirements.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. Including a line of sight easement across Lot 11 in order to provide the needed sight distance for the curve in Lane B.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
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.

Comments: The applicant is proposing a development that will contain condominiums and single family dwellings. A development plan was approved for the condominium portion of this project in October, 2005. Since that time the applicant has obtained some additional property that adjoins the previously approved condominium site. On the newly acquired land, the applicant proposes a subdivision that will contain 26 lots. Access to both portions of the development will be via a joint permanent easement that connects to Brown Gap Rd. When the use on review was considered for the condominium section, it was noted that sight distance would not be adequate without the removal of some vegetation. The same comment can be still be made regarding the sight distance. The applicant's engineer will be required to certify that 3200' of sight distance is available at the proposed entrance prior to approval of final plat for this 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 water and sewer will be provided to this site.
2. The proposed detached single-family subdivision at a density of 4.81 du/ac, is consistent in use and density with the approved rezoning of the property.
3. Any school age children living in this development are presently zoned to attend Adrian Burnett Elementary and Halls Middle and Gibbs High Schools.

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

1. The proposed residential condominiums and the detached single-family subdivision meet the

standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.

2. The proposed development 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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan as amended designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 5 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 4.81 du/ac is consistent with the Sector Plan and zoning designations.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 6/8/2006

Details of MPC action:

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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 9 conditions:

Date of MPC Approval: 6/8/2006

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: