

# 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-SB-14-C                      **Related File Number:** 6-E-14-UR  
**Application Filed:** 4/28/2014              **Date of Revision:**  
**Applicant:** VOLUNTEER DEVELOPMENT

#### PROPERTY INFORMATION

**General Location:** West side of Ebenezer Rd., north of Highbridge Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 144 087                      **Jurisdiction:** County  
**Size of Tract:** 6 acres  
**Accessibility:** The site has frontage on Ebenezer Rd. which is classified as an arterial street. The site also has access to Halifax Rd., a local street, was stubbed to this site to provide future access to this property. MPC recommended as part of the rezoning that the proposed access to Ebenezer Rd. be eliminated.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** The site is surrounded by subdivisions of detached dwellings that have been developed in the RA or PR residential zones.  
**Proposed Use:** Detached dwellings                      **Density:** 4.84 du/ac  
**Sector Plan:** Southwest 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) 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: Ebenezer  
No. of Lots Proposed: 29                      No. of Lots Approved: 0  
Variances Requested: 1. Intersection spacing variance from Highridge Dr. from 400' to 280'  
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 of the site characteristics and the proposed variance will not create a traffic hazard

Staff Recomm. (Full): APPROVE the concept plan subject to 8 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. Place a note on the final plat that all lots will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the jstormwater detention basin and any other commonly held assets
7. Installation of a 5' wide sidewalk with a 2' wide planting strip along the entire length of the proposed street and connect it with the existing sidewalk on Ebenezer Rd.
8. 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 29 lot subdivision which is to be developed under the PR (Planned Residential) zoning regulations. The request for rezoning was approved at a maximum density of 5 du/ac at the June 12, 2014 MPC meeting. As a condition of the approval, MPC recommended that access to the site be limited to Halifax Rd. The Knox County Commission removed the access limitation when they approved the rezoning of the site on July 28, 2014.

The preliminary acreage for the site is stated as 6 acres. With that amount of acreage the site will accommodate the number of lots proposed . However, a survey may reveal the site is not quite as large as noted. If so, the applicant's may be required to reduce the number of lots to fit within the density permitted by the rezoning.

The plan proposes access only to Ebenezer Rd. This site is located within the parent responsibility zone for Bluegrass Elementary School .For that reason, the developers will be required to construct a sidewalk along the entire length of the proposed street and tie that construction in with the existing sidewalk on Ebenezer Rd.

There is a small depression on the site that will require investigation as to its status as a sinkhole by the Tenn. Dept. of Environment and Conservation. Additionally, a small stream crosses the site and will necessitate a stream determination study.

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. First Utility District can provide water and sewer, electrical service will be provided by Lenoir City Utilities Board, and natural gas will be provided by KUB.
2. Any school age children living in this development are presently zoned to attend Bluegrass Elementary, West Valley Middle and Bearden High
3. The proposed detached single-family subdivision is consistent in use and density with the zoning

and subdivision development in the area. The predominant use in the area is detached dwellings.

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

1. With the recommended conditions, the proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other relevant requirements of the Zoning Ordinance.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
  - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Southwest County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 4.84 dwellings per acre.
  - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knoxville Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District.
  - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
  - D. The use will not significantly injure the value of adjacent property. The dwellings proposed in this development will be of similar value to a number of the houses in this area.
  - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments. Ebenezer Rd. is classified as an arterial street. With that classification, it is expected to collect traffic from this and the surrounding residential areas and provide a route to other major streets in the area.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 5 du/ac. which is consistent with the Sector Plan. The proposed development density of 4.84 dwellings per acre is within the development density permitted by the Sector Plan and current zoning of the site.

**Action:** Approved **Meeting Date:** 8/14/2014

- Details of Action:**
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**Summary of Action:** APPROVE variance 1 because of the site characteristics and the proposed variance will not create a traffic hazard  
APPROVE the concept plan subject to 8 conditions

**Date of Approval:** 8/14/2014 **Date of Denial:** **Postponements:** 6/12/2014-7/10/2014

**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:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**