

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 6-SB-18-C **Related File Number:** 6-N-18-UR
Application Filed: 4/30/2018 **Date of Revision:**
Applicant: KOONTZ-WILSON, LLC

PROPERTY INFORMATION

General Location: Northwest side of Tazewell Pike, northwest end of Fountainhead Ln.
Other Parcel Info.:
Tax ID Number: 49 J D 004 **Jurisdiction:** County
Size of Tract: 5.81 acres
Accessibility: Access is via Fountainhead Ln., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences - PR (Planned Residential) and RA (Low Density Residential)
South: Vacant land and school - RA (Low Density Residential)
East: School and residences - RA (Low Density Residential) and PR (Planned Residential)
West: School - R-1 (Low Density Residential)
Proposed Use: Detached Residential Subdivision **Density:** 3.79 du/ac
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 0 Fountainhead Ln
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: Fountainhead Village
No. of Lots Proposed: 22 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: Tom Brechko
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 9 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installing sidewalks on at least one side of both streets within the subdivision. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
3. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. Approval of the revised stormwater plan for this proposed subdivision (during the design plan stage of the subdivision review) that is not dependent on the completion of the regional detention pond being considered by Knox County to address stormwater problems in the area.
6. The cul-de-sac turnaround areas shall comply with the access requirements of the Knox County Fire Prevention Bureau.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the private street, sidewalks, common area and drainage system.
9. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments: PROJECT UPDATE:

The applicant has submitted a revised stormwater plan for this proposed subdivision that is not dependent on the completion of the regional detention pond being considered by Knox County to address stormwater problems in the area. Staff has removed the condition that required completion of the regional detention pond prior to a final plat being submitted for this subdivision. The applicant will submit detailed stormwater plans for review and approval by Knox County during the design plan stage of the development.

BACKGROUND:

The applicant is proposing to subdivide this 5.81 acre site into 22 detached residential lots at a density of 3.79 du/ac. This proposed subdivision would be the final phase of the Fountainhead Village development.

Access to the site is via Fountainhead Ln. a local public street with access out to Tazewell Pike.

Fountainhead Ln. which currently has a temporary turnaround at the northern end, will terminate with a cul-de-sac turnaround that will be located on this site. The 22 lots within the site will be served by private streets.

Since the site is located within the parent responsibility zone, the construction of sidewalks within this project will be required which will connect to the existing sidewalks within the first phase of the development.

Knox County is evaluating a proposed regional pond to address stormwater problems in the area.

Action: Approved **Meeting Date:** 7/12/2018

- Details of Action:**
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Summary of Action: APPROVE the Concept Plan subject to 9 conditions

Date of Approval: 7/12/2018 **Date of Denial:** **Postponements:** 6/14/2018

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:**