

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 6-SC-16-C **Related File Number:** 6-J-16-UR
Application Filed: 4/26/2016 **Date of Revision:**
Applicant: IDEAL ENGINEERING SOLUTIONS

PROPERTY INFORMATION

General Location: Northwest side of N. Campbell Station Rd., south of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 117 021 **Jurisdiction:** County
Size of Tract: 20 acres
Accessibility: Access is via N. Campbell Station Rd., a minor arterial street with a pavement width of 20' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: vacant land
Surrounding Land Use: Development in the immediate vicinity of this site consists of detached dwellings on large lots or acreage tracts. The existing development has occurred in areas zone A agricultural or RA residential.
Proposed Use: Detached residential subdivision **Density:** 2.50 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 2012 N Campbell Station Rd.
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: The Highlands at Hardin Valley

No. of Lots Proposed: 50 **No. of Lots Approved:** 0

Variations Requested:

1. Vertical curve variance from a K value of 25 to a K value of 20 on Road A at sta 3+00
2. Vertical curve variance from a K value of 25 to a K value of 16 on Road A at sta 1+00
3. Vertical curve variance from a K value of 25 to a K value of 20 on Road C at sta 0+30
4. Vertical curve variance from a K value of 25 to a K value of 20 on Road C at sta 1+95
5. Horizontal curve radius variance from 250' to 175' at sta 1+50 of Road C

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 1-5 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

Staff Recomm. (Full):

APPROVE the concept plan subject to 10 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. Installation of a 5' wide sidewalk with a 2' wide planting strip on at least one side of Roads A and B as shown on the plan. Sidewalk construction must meet all applicable requirements of the Americans with Disabilities Act (ADA) 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.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Placing a note on the final plat that all lots shall have access only to the internal street system.
6. Prior to final plat approval create a homeowners association that will be responsible for maintaining the proposed stormwater control facilities, recreational amenities and any other commonly held assets.
7. Certification on the final plat by the applicant's surveyor that sight distance meets or exceeds the requirements as stated in the Subdivision Regulations in both directions along Campbell Station Rd.
8. Prior to obtaining a design plan approval for the subdivision, submitting stream determination study to the Knox County Department of Engineering and Public Works for the blue line that is shown along the northern boundary this site. A revised concept plan will be required showing the required buffers if it is determined to be a stream.
9. On the final plat note the proposed limits of grading and disturbance on lots 15-17, 31-33 and 41-43. Note on the final plat that owners of those lots are to discouraged from further land disturbance beyond the limits of grading
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 has presented a plan for a 50 lot subdivision on this 20 acre site. The rezoning of the site was recently approved by the Knox County Commission to PR (Planned Residential) at a maximum density of 2.7 du/ac. At the maximum density the development could contain 54 dwellings. Approximately one-half of the site has slopes that exceed fifteen percent grade. Given those slope characteristics, staff requested that a grading plan be prepared as part of the concept subdivision review process. The grading plan was submitted and staff originally had reservations about approving the subdivision plan because the amount of grading proposed exceeded the guidelines contained in the Hillside Protection Plan (HPP). Since the initial submission the applicants and their engineer have met with staff, on more than one occasion, and reworked their plan to bring it in line the HPP. Some of the proposed lots will have steep rear yards but the plan has been revised to provide moderately sloping front yards.

As noted earlier, the applicant's request for PR (Planned Residential) zoning was approved for this site. The Planning Commission has very broad powers in reviewing and placing conditions on a plan via the use on review process. It is staff's opinion that the guidelines contained in the Hillside Protection Plan may be used when reviewing a plan. The general description of the PR (Planned Residential) Zone states that developments should employ "imaginative solutions to environmental design problems". The Hillside Protection Plan establishes a grading budget for a site based on the

amount of acreage in each slope category. Based on the staff generated slope analysis, the development will be permitted to disturb up to 11.67 acres. The HPP does not stipulate where the grading can occur on the site but it does discourage grading on the steepest portions of the property. The grading plan as presented generally does preserve the steepest portions of the site and states that the project can be accomplished within the grading budget permitted by the plan.

The site is located within the parent responsibility zone for Hardin Valley Elementary, the proposed Hardin Valley Middle School and Hardin Valley Academy. The applicant has proposed to provide a sidewalk from the entrance of the subdivision that will reconnect with Campbell Station Rd. at the northeast corner of the site. This sidewalk will also provide access to a passive recreational area that will be provided around the existing spring that is also located in the northeastern corner of the property. KGIS maps show a blue line stream may exist along the northern boundary of the site. The applicant will be required to have a stream determination study prepared which will indicate if stream buffers will be required. This should not be a problem in this instance because no land disturbance is proposed within 100' of the stream.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. All utilities are available or will be extended to serve this site.
2. The proposed low density residential development at a density of 2.50 du/ac preserves some of the steepest slope areas, and is compliant with the Hillside Protection Plan and it is compatible with other development that has occurred in this area.

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

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision 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. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the subdivision has direct access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use and slope protection. The PR zoning approved for the property allows consideration of up to 2.7 du/ac . The proposed development with a density of 2.5 du/ac is consistent with the Sector Plan and approved zoning designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 8/11/2016

- Details of Action:**
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. Installation of a 5' wide sidewalk with a 2' wide planting strip on at least one side of Roads A and B as shown on the plan. Sidewalk construction must meet all applicable requirements of the Americans with Disabilities Act (ADA) 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.
 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 5. Placing a note on the final plat that all lots shall have access only to the internal street system.
 6. Prior to final plat approval create a homeowners association that will be responsible for maintaining the proposed stormwater control facilities, recreational amenities and any other commonly held assets.
 7. Certification on the final plat by the applicant's surveyor that sight distance meets or exceeds the requirements as stated in the Subdivision Regulations in both directions along Campbell Station Rd.
 8. Prior to obtaining a design plan approval for the subdivision, submitting stream determination study to the Knox County Department of Engineering and Public Works for the blue line that is shown along the northern boundary this site. A revised concept plan will be required showing the required buffers if it is determined to be a stream.
 9. On the final plat note the proposed limits of grading and disturbance on lots 15-17, 31-33 and 41-43. Note on the final plat that owners of those lots are to be discouraged from further land disturbance

beyond the limits of grading

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.

Summary of Action:

APPROVE variance 1-5 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
APPROVE the concept plan subject to 10 conditions

Date of Approval:

8/11/2016

Date of Denial:

Postponements:

6/9/2016-7/14/2016

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: