

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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www.knoxmpc.org

File Number: 6-SD-08-C **Related File Number:** 6-E-08-UR
Application Filed: 5/5/2008 **Date of Revision:**
Applicant: S & E PROPERTIES

PROPERTY INFORMATION

General Location: West side of Fox Rd., south of Pipkin Ln.
Other Parcel Info.:
Tax ID Number: 143 107 **Jurisdiction:** City
Size of Tract: 31.7 acres
Accessibility: Access to this phase of the development will be via Fox cove Rd., a local street with a pavement width of 26' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned PR and RA residential. Development consists of single family dwellings.
Proposed Use: **Density:** 1.73 du/ac
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (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: Fox Creek Subdivision
No. of Lots Proposed: 54 **No. of Lots Approved:** 0
Variences Requested: 1. Road grade variance from 12% to 14% between sta 2+50 and 5+30 of Blowing Rock Ln.
2. Road grade variance from 12% to 13% between sta 1+63 and 2+50 of Mist Mountain Rd.
3. Vertical curve variance from 137.5' to 90' at sta 27+41 of Fox Cove Rd.
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 variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard
APPROVE the concept plan subject to 8 conditions
Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
2. Compaction or fill areas to be done in accordance with the requirements of the Knoxville Dept. of Engineering.
3. Meeting all requirements of the approved use on review development plan.
4. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
7. Place a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour areas) on this site
8. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.
Comments: A concept plan for Fox Creek Subdivision was approved by MPC in October of 2005. After a concept plan is approved, the developer has two years to obtain final plat approval for all or part of the project. A final plat for this project was not presented for staff review until after the two year period had expired. The applicants are now seeking reapproval of their previously approved concept plan.
The applicants are proposing a total of 132 lot detached residential subdivision on this 76.51 acre site. Final plats have been approved and recorded for 78 of the proposed lots. This phase of the development which requires reapproval contains 54 lots.

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 all utilities are in place to serve this site.
- 2. The proposed detached residential subdivision is consistent in use and density with the recent zoning and subdivision development in the area.
- 3. Access to Fox Creek Subdivision is limited to Fox Road via the internal road system.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

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

3. The recommended density of this site is 1-3 dwellings per acre. The proposed 1.73du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan was amended by MPC to permit LDR (Low Density Residential) development to occur on this site. Development of this site at 1.73 du/ac is consistent with the approved plan amendment and other recent subdivision development in the area.

MPC Action: Approved **MPC Meeting Date:** 6/12/2008

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
2. Compaction or fill areas to be done in accordance with the requirements of the Knoxville Dept. of Engineering.
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Summary of MPC action: APPROVE variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard
APPROVE the concept plan subject to 8 conditions

Date of MPC Approval: 6/12/2008 **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:**