

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-SD-17-C
Application Filed: 4/24/2017
Applicant: JIM SULLIVAN

Related File Number: 6-F-17-UR
Date of Revision:

PROPERTY INFORMATION

General Location: North side of N. Campbell Station Rd., east of Fretz Rd.
Other Parcel Info.:
Tax ID Number: 130 J E 001 - 009 AND PARCEL 065 **Jurisdiction:** County
Size of Tract: 2.73 acres
Accessibility: Access is via N. Campbell Station Rd., a minor arterial street with a pavement width of 19' within a 40' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: 1 dwelling and vacant land
Surrounding Land Use: Property in the area is zoned PR residential and A agricultural. Development in the area consists of detached dwellings at densities range between 1 and 3.7 du/ac
Proposed Use: Detached residential subdivision **Density:** 4.03 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

Street: 1108 N Campbell Station Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & PR 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: Campbell Park
No. of Lots Proposed: 11 **No. of Lots Approved:** 0
Variances Requested: All required variances previously approved 3-SE-15-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 the revised concept plan subject to 8 conditions
Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Lots 10 and 11 sharing a driveway to Campbell Station Rd. as shown on the revised concept plan (received on 5/30/17)
3. Identifying the location of the driveways in the field for lot #9R and lots #10-11 and certifying that the sight distance at each driveway looking onto N. Campbell Station Rd. meets or exceeds the 400 feet required by Subdivision Regulations.
4. Provision of a back around driveway on lot #9R and lots 10-11 so that vehicles exiting these lots will not have to back out onto N. Campbell Station Rd.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots with the exception of lots #9R and #10-11 will have access from the internal road system only.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the detention basin, common driveway (lots #10-11) and any other commonly held assets.
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: The applicant obtained approval from MPC in 2015 for a concept plan that would permit nine lots at this location. He has purchased some adjoining property and is now proposing two additional lots. The two new lots along with one of the previously approved lots will front on N. Campbell Station Rd. Due to the continued traffic growth on N. Campbell Station Rd., staff is requiring that lots #10 and 11 share a driveway. Additionally, staff will require the applicant's surveyor to certify that the 400 feet of sight distance required by the Subdivision Regulations is provided at each of the proposed driveway locations. Access to the other eight lots in the project will be from a short cul-de-sac street that has been constructed as part of the previously approved plan.

In order to increase the number of permitted lots, the developer had to get the entire 2.73 acre site rezoned from A (Agricultural) and PR (Planned Residential) at 4 du/ac to PR (Planned Residential) at 4.1 du/ac. MPC approved this request at the April 13 meeting and the Knox County Commission approved the rezoning on May 22, 2017.

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 single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

1. The proposed detached single-family subdivision meets the standards for development within the 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.

3. The recommended density of this site is 1-4.1 dwelling units per acre. The proposed 4.03 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The proposed development density of 4.03 du/ac is consistent with the Sector Plan and the other development found in the area.
2. The site is located within the Urban Growth area for the Town of Farragut as shown on the Knoxville-Knox County-Farragut Growth Plan.

Action: Approved **Meeting Date:** 6/8/2017

- Details of Action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Lots 10 and 11 sharing a driveway to Campbell Station Rd. as shown on the revised concept plan (received on 5/30/17)
 3. Identifying the location of the driveways in the field for lot #9R and lots #10-11 and certifying that the sight distance at each driveway looking onto N. Campbell Station Rd. meets or exceeds the 400 feet required by Subdivision Regulations.
 4. Provision of a back around driveway on lot #9R and lots10-11 so that vehicles exiting these lots will not have to back out onto N. Campbell Station Rd.
 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 6. Placing a note on the final plat that all lots with the exception of lots #9R and #10-11 will have access from the internal road system only.
 7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the detention basin, common driveway (lots #10-11) and any other commonly held assets.
 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.

Summary of Action: APPROVE the revised concept plan subject to 8 conditions

Date of Approval: 6/8/2017 **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:**