

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 6-SG-14-C **Related File Number:** 6-G-14-UR
Application Filed: 4/28/2014 **Date of Revision:**
Applicant: IDEAL ENGINEERING SOLUTIONS

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
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PROPERTY INFORMATION

General Location: East side of N. Gallaher View Rd., west side of Broome Rd.
Other Parcel Info.:
Tax ID Number: 120 A G 008-010 & 025-053 **Jurisdiction:** City
Size of Tract: 8.52 acres
Accessibility: Access is via N. Gallaher View Rd., minor arterial street with a five lane cross-section and the existing private streets within the subdivision.

GENERAL LAND USE INFORMATION

Existing Land Use: Existing subdivision
Surrounding Land Use: North: Residences / R-1E (Low Density Exclusive Residential)
South: Multi-dwelling development / RP-1 (Planned Residential)
East: Multi-dwelling development and residences / R-2 (General Residential) & R-1E (Low Density Exclusive Residential)
West: Residences / A-1 (General Agricultural), R-1 (Low Density Residential)
Proposed Use: Detached Residential Subdivision **Density:** 5.4 du/ac
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 704 Klondike Way
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: Plantation Oaks

No. of Lots Proposed: 25 No. of Lots Approved: 25

Variations Requested:

1. Vertical curve K-value variance on Milano Way at STA 0+80.33, from 25 to 15.40.
2. Vertical curve K-value variance on Milano Way at STA 3+88.33, from 25 to 15.19.
3. Intersection grade variance on Klondike Way at Milano Way, from 1% to 4.7%.
4. Vertical curve K-value variance on Klondike Way at STA 1+00, from 25 to 19.56.
5. Vertical curve K-value variance on Klondike Way at STA 2+21.98, from 25 to 19.19.

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

APPROVE the Concept Plan subject to 6 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Submitting a revised design plan based on this concept plan that includes the redesign of the intersection grade for Milano Way at N. Gallaher View Rd. with the grade not to exceed 2%.
3. Reconstruction of the subdivision entrance in compliance with the revised design plan and all applicable requirements of the Knoxville Department of Engineering.
4. Installation of sidewalks, as identified on the concept plan, meeting all applicable requirements of the Americans with Disabilities Act (ADA). This also includes tying in the proposed sidewalk system within the development to the established greenway along N. Gallaher View Rd.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Placing a note on the final plat that all lots will have access only to the internal street system.

Comments: The applicant is proposing to resubdivide 30 undeveloped lots within this 8.52 acre subdivision into 25 detached residential lots. There are 21 lots within the subdivision that have existing attached residential units or units under construction. The overall density for the subdivision with the reduction in lots will be 5.4 du/ac. This property wraps around Colonial Townhouses an existing multi-dwelling development. Access to the development will be from N. Gallaher View Rd. The lots are served by two Joint Permanent Easements (JPE) with a right-of-way width of 40'.

When the as-built drawings were completed for the two JPE's, it was discovered that they were not constructed in compliance with the approved design plans for the subdivision. The listed variances reflect existing conditions, and the design for the reconstruction of the subdivision entrance to correct the intersection grade for Milano Way at N Gallaher View Rd. The street grade for the crossing of the greenway along N. Gallaher View Rd. cannot exceed 2%.

The concept plan includes sidewalks within the development that will connect to the existing greenway system that is located along N. Gallaher View Rd.

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 existing zoning designation.
3. Any school age children living in this development are presently zoned to attend West Hills Elementary, Bearden Middle & Bearden High Schools.
4. Access to this project will be limited to N. Gallaher View Rd., a minor arterial street.

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

ORDINANCE

- 1. The proposed detached residential subdivision meets the standards for development within a RP-1 (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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest City Sector Plan and Knoxville One Year Plan designate this property for medium density residential with a maximum density of 24 du/ac. The RP-1 zoning approved for the site allows a density up to 7 du/ac. At a proposed overall density of 5.4 du/ac, the proposed subdivision is consistent with the Sector and One Year Plans and the zoning designation.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 6/12/2014

- Details of Action:**
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Summary of Action: APPROVE variances 1-5 because the existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 conditions:

Date of Approval: 6/12/2014 **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:**