

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-SI-07-C **Related File Number:** 6-L-07-UR
Application Filed: 5/7/2007 **Date of Revision:**
Applicant: SADDLEBROOK, LLC

PROPERTY INFORMATION

General Location: North & south sides of Karns Valley Dr., west side of Fairwinds Rd.
Other Parcel Info.:
Tax ID Number: 77 N B 001, 001.01 & 2 **Jurisdiction:** County
Size of Tract: 66 acres
Accessibility: Access is via Karns Valley Dr. This is a newly constructed arterial street with a pavement width of 32' within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Attached residential development and vacant land
Surrounding Land Use: The site is within an area of emerging low density residential development that is occurring under RA and PR zoning.
Proposed Use: Attached and detached residential development **Density:** 4.47 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street:
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: Walkers Gate (Revised)
No. of Lots Proposed: 46 **No. of Lots Approved:** 0
Variances Requested: 1. Right-of-way dedication on Karns Valley Dr. from 100' to 60'
2. Horizontal curve variances from 250' to 100' at sta 1+20 & from 250' to 150' at sta 5+50 on Wave Tree Ln.
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 1-4 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. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. The applicant making the improvements to the Karns Valley Dr. turn lanes as called for in the traffic impact study. All work is to be done under the supervision of the Knox County Dept. of Engineering and Public Works.
5. Review and approval of a geotechnical study prior to obtaining any building permits for the condo units shown within the 50' setback from the depression
6. Place a note on the final plat that all lots 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 common area and storm drainage system.
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: On April 13, 2006 MPC approved a use on review for 102 attached residential units on 26.9 acres of this site. The applicant has added 4.7 acres to the site and is now proposing to revise the previously approved plan to include 48 condominiums and 46 detached dwellings, on individual lots, on the north side of Karns Valley Dr. and 47 condominiums on the south side of that road.

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

1. The proposed subdivision and condominium development will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed attached residential subdivision at a density of 4.47 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Karns Elementary School, Karns Middle School and Karns High School.

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

1. The proposed attached residential subdivision and condominium development meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use which may permit a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 4.47 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning

Ordinance. The proposed development meets all the requirements of the PR (Planned Residential District).

C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.

D. The use will not significantly injure the value of adjacent property.

E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 5.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 4.47 du/ac is consistent with the Sector Plan and the proposed zoning designation.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 9/13/2007

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Summary of MPC action:

APPROVE variances 1-4 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:

9/13/2007

Date of Denial:

Postponements:

6/14/2007-8/9/2007

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: