

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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File Number: 7-SA-11-C **Related File Number:** 7-C-11-UR
Application Filed: 6/8/2011 **Date of Revision:**
Applicant: S & E PROPERTIES

PROPERTY INFORMATION

General Location: West end of Fox Cove Rd., west of Fox Rd., north of Tan Rara Dr.
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: Detached residential subdivision **Density:** 2.34 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside 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, Phase II
No. of Lots Proposed: 74 **No. of Lots Approved:** 0
Variances Requested: 1. Road grade variance from 12% to 14% between sta 2+50 and 5+80 of Blowing Rock Ln.
2. Road grade variance from 12% to 13% between sta 1+63 and 2+50 of Mist Mountain 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 & 2 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 6 conditions
Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
2. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Dept. of Engineering.
3. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
5. 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
6. 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 is proposing as a phase 2 of Fox Creek Subdivision a concept plan containing 74 lots on the remaining 31.7 acres of the previously approved 76.51 acre site. This same applicant had received approval of a concept plan in 2008 for this portion of the site that would have permitted 54 lots. This phase of the project will be developed at 2.34 du/ac. The project site was zoned RP-1 (Planned Residential) at a maximum development density of 3 dwellings per acre at the time the property was annexed into the City of Knoxville. Most of the proposed lots range in width from 65' to 75' wide.

Concept plans for Fox Creek Subdivision were approved by MPC in October of 2005 and in June 2008. 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 the previously approved phase 2 of this subdivision was not presented for consideration during the two year period. That previous approval has expired. The applicants are now proposing a total of 154 lot detached residential subdivision on this 76.51 acre site. The development density of the entire subdivision is 2.02 Dwellings per acre. Final plats have been approved and recorded for 80 of the proposed lots. This phase of the development which requires preapproval contains 74 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 2.34 du/ac for phase 2 and 2.02 du/ac for the entire development 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 2.34 du/ac is consistent with the approved plan and other recent subdivision development in the area.

Action: Approved **Meeting Date:** 8/11/2011

Details of Action:

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Summary of Action: APPROVE variances 1 & 2 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 6 conditions

Date of Approval: 8/11/2011 **Date of Denial:** **Postponements:** 7/14/2011

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:**