

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
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www.knoxmpc.org

File Number: 7-SA-12-C **Related File Number:** 7-D-12-UR
Application Filed: 5/29/2012 **Date of Revision:**
Applicant: WORLEY BUILDERS, INC.

PROPERTY INFORMATION

General Location: South side of Bearden View Ln. west side of Francis Rd.
Other Parcel Info.:
Tax ID Number: 106 G K 024, 106GC005 AND PART OF OTHER: 106GK0 **Jurisdiction:** City
Size of Tract: 38595 square feet
Accessibility: Access is via Bearden View Ln., a local street with a pavement width of 26' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: One dwelling and vacant land
Surrounding Land Use: This area is developed with residential uses at various densities, under R-1, R-1A, RP-1, R-2 and A-1 zoning.
Proposed Use: Detached residential subdivision **Density:** 3.58 du/ac
Sector Plan: Northwest 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) & RP-1 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: Village at Bearden, Phase II
No. of Lots Proposed: 4 **No. of Lots Approved:** 0
Variances Requested: None
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 concept plan subject to 9 conditions
Staff Recomm. (Full):

1. The approved drainage plan reflecting the addition of the proposed lots
2. Meeting all other applicable requirements of the Knoxville Engineering Dept.
3. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
4. Participation in the KUB sewer capacity reservation program
5. Constructing the sidewalk within the development as shown on the December, 2010 concept plan (12-SC-10-C). All sidewalk construction must be ADA compliant.
6. Eliminating the existing driveway from the McKinyen property to Francis Rd.
7. Adding these lots to the property owners association for the larger development
8. Final approval of the rezoning of this site by the Knoxville City Council with a density limit of 3.58 du/ ac or greater
9. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is requesting approval of phase 2 of the Bearden Village Subdivision. The initial phase of the development contains 24 lots. This request will add three additional lots and reconfigures one of the existing lots. The entire subdivision will occupy 7.56 acres which will result in a development density of 3.58 dwellings per acre. A portion of the property that is being added to the subdivision has been recommended for rezoning to RP-1 (Planned Residential) at a density of 4 dwellings per acre. City Council will hear the rezoning request at its July 10, 2012 meeting.

The applicant has provide retention basins on the site. Since the site is located within the Ten Mile Creek drainage basin, the drainage regulations require that developments within that basin retain rather than detain stormwater on the site. The applicant's engineer has stated that the existing retention basins are of adequate size to accommodate the stormwater from these additional lots.

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

1. Public water and sewer utilities are in place to serve the site.
2. The proposed development density is compatible with the surrounding development in the area.
3. The proposed development will place minimal additional demand on schools.

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

1. The proposed development is consistent with all relevant requirements of the RP-1 (Planned Residential) district regulations, as well as the other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the value of adjacent property. The use will not draw a substantial amount of additional traffic through residential areas since the site has direct access to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site, which is consistent with the proposed 3.58 du/ac.

Action: Approved

Meeting Date: 7/12/2012

Details of Action:

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Summary of Action:

APPROVE the concept plan subject to 9 conditions

Date of Approval:

7/12/2012

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: