

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
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www.knoxmpc.org

File Number: 7-SB-16-C **Related File Number:** 7-E-16-UR
Application Filed: 5/31/2016 **Date of Revision:**
Applicant: RUFUS H. SMITH & CO.

PROPERTY INFORMATION

General Location: South side of W. Governor John Sevier Hwy., east side of Winkle Ln. north of Tipton Station Rd.
Other Parcel Info.:
Tax ID Number: 137 031 **Jurisdiction:** County
Size of Tract: 16.4 acres
Accessibility: Access is via W. Governor John Sevier Hwy., a major arterial street with a three lane street section with a pavement width of 38' within a 185' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Medical office and residence / OA (Office Park) & A (Agricultural)
South: Residences / PR (Planned Residential) & A (Agricultural)
East: Residences / PR (Planned Residential) & A (Agricultural)
West: Residences / A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:** 3.6 du/ac
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 1217 Tipton Station Rd
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: Wells Creek

No. of Lots Proposed: 59 No. of Lots Approved: 59

Variances Requested:

1. Horizontal curve variance on Road A, at STA 0+65 to STA 1+30, from 250' to 125'.
2. Horizontal curve variance on Road A, at STA 1+90 to STA 2+31, from 250' to 125'.
3. Horizontal curve variance on Road A, at STA 4+74 to STA 5+50, from 250' to 125'.
4. Horizontal curve variance on Road A, at STA 6+59 to STA 8+89, from 250' to 125'.
5. Broken back curve tangent variance on Road A at STA 5+50 to STA 6+59, from 150' to 109'.

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 site's shape and existing improvements restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Installation of sidewalks on at least one side of both Roads A & B. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. Prior to obtaining a design plan approval for the subdivision, submitting documentation to the Knox County Department of Engineering and Public Works and Planning Commission Staff that shows an adequate building site meeting required setbacks is available on Lots 15 and 16. If the lots cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. On the final plat, including the sight distance easement across Lot 48 on the inside of the horizontal curve identified on the concept plan.
7. Obtaining a street connection permit from the Tennessee Department of Transportation.
8. Placing a note on the final plat that all lots will have access only to the internal street system except for Lot 59 that has access from Winkle Ln.
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 proposing to subdivide this 16.4 acre tract located on the side of W. Governor John Sevier Hwy., into 59 detached residential lots at a density of 3.6 du/ac. Access to the subdivision is from W. Governor John Sevier Hwy. approximately 1000 feet east of Winkle Ln.

This site was rezoned PR (Planned Residential) at up to 5 du/ac in 2005. A concept plan for an 82 lot attached residential subdivision was approved by the Planning Commission for this site on May 12, 2011. That concept plan approval has expired. The proposed subdivision layout closely follows the previously approved layout since a number of site improvements were made under that previous approval.

The applicant is not providing sidewalks in the proposed subdivision. The site is not located within the parental responsibility zone. Staff is recommending a condition that sidewalks be included on at least one side of Roads A and B. With the loop layout of the streets, the sidewalks would provide an amenity for the residents to safely walk to neighbor's homes and for use for exercise. One of the general provisions for the PR zoning district is that it encourages open space for recreational use. The addition of sidewalks would in part meet that objective.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all subdivision boundaries except for the W. Governor John Sevier Hwy. frontage that will remain at 35'. A reduction from 35' to 20' is requested for the peripheral setback of Lots 6-15. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts. The Planning Commission cannot approve the requested reduction for Lots 9-15 which border OA (Office Park) zoned property.

Action: Approved **Meeting Date:** 7/14/2016

- Details of Action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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 8. Placing a note on the final plat that all lots will have access only to the internal street system except for Lot 59 that has access from Winkle Ln.
 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.
 10. Submitting a landscape plan to Planning Commission staff for approval for screening along the entrance at W Governor John Sevier Highway. (Added by MPC 7-14-16)

Summary of Action: APPROVE variances 1-5 because the site's shape and existing improvements restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject to 10 conditions

Date of Approval: 7/14/2016 **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:**