

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 7-SB-17-C **Related File Number:** 7-D-17-UR
Application Filed: 5/30/2017 **Date of Revision:**
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: South side Choto Rd, southeast of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 169 013 **Jurisdiction:** County
Size of Tract: 27.3 acres
Accessibility: Access is via Choto Rd., a minor collector street with 22' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use: This area is primarily developed with agricultural and rural to low density residential uses under A and PR zoning. A commercial node has been established at the intersection of Choto Rd. and S. Northshore Dr., zoned CN.
Proposed Use: Detached Residential Subdivision **Density:** 3 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 Choto Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) 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: The Woods at Choto

No. of Lots Proposed: 82 **No. of Lots Approved:**

Variances Requested:

- 1) Reduce minimum horizontal curve radius from 250' to 200' for Road "A" STA 1+11.55 to STA 3+14.20
- 2) Reduce minimum horizontal curve radius from 250' to 200' for Road "A" STA 7+38.00 to STA 10+32.15
- 3) Reduce minimum horizontal curve radius from 250' to 200' for Road "A" STA 12+48.65 to STA 15+82.72
- 4) Reduce minimum horizontal curve radius from 250' to 200' for Road "A" STA 19+55.76 to STA 22+42.17
- 5) Reduce minimum K-value for vertical curve from K=25 to K=15 for Road "A" STA 1+01.43
- 6) Reduce minimum K-value for vertical curve from K=25 to K=15 for Road "C" STA 0+57.07

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE variances 1 - 6 because the site's topography, site features and location restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 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 name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Installation of sidewalks as identified on the concept plan, including requirements referenced in condition #4 below. 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. Meeting the 6 requirements listed under "Developer Responsibility" in Exhibit A (attached), for the installation of a culvert and sidewalk crossing the creek (Holder Branch) along Choto Rd.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, drainage system and any recreational amenities.
7. 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 27.3 acre tract into 82 residential lots for detached houses at a density of 3.00 du/ac. The subject property is within the Rural Area of the Growth Policy Plan and since it is adjacent to the Planned Growth Area, it is eligible for consideration of a density of up to 3 du/ac. At the June 8th MPC meeting, the planning commission recommended 3 du/ac. The applicant is seeking PR (Planned Residential) zoning at 4.5 du/ac, however, has submitted a concept plan at the 3 du/ac so that the concept plan can still be considered for approval at the July 13th MPC meeting. If the planning commission approves the concept plan and use-on-review at a density of 3 du/ac and then County Commission approves PR zoning at a density higher than 3 du/ac later this month then the applicant has the option of submitting a new concept plan and use-on-review application at a density consistent with the County Commission approval or developing consistent with this approval.

The applicant has provided sidewalks for the new internal streets, excluding the short cul-de-sac serving 4 houses (road "C"), and a sidewalk along the Choto Rd. frontage that will provide access to the neighborhood commercial area at the corner of Choto Rd. and Northshore Dr. The new sidewalk along Choto Rd. requires widening a culvert north of the main entrance (road "A") over Holder Branch stream. Knox County has agreed to assist with the installation of a wider culvert as outlined in Exhibit A (attached). Staff is recommending this sidewalk connection because of the proximity to the neighborhood commercial node and that the development density is consistent with low density

residential land uses, which is greater than what is normally allowed in the Rural Area of the Growth Policy Plan.

Action: Approved **Meeting Date:** 7/13/2017

- Details of Action:**
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Summary of Action: APPROVE variances 1 - 6 because the site's topography, site features and location restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard. APPROVE the Concept Plan subject to 7 conditions.

Date of Approval: 7/13/2017 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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| 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: |