

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 7-SC-03-C **Related File Number:** 7-E-03-UR  
**Application Filed:** 6/9/2003 **Date of Revision:**  
**Applicant:** MOSS CREEK VILLAS, LLC  
**Owner:** JMP DEVELOPMENT CO, LLC

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

### PROPERTY INFORMATION

**General Location:** North end of Moss View Ln., north of Pleasant Ridge Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 80 H C 052 **Jurisdiction:** City  
**Size of Tract:** 21.8 acres  
**Accessibility:** Access is via Moss View Ln., a local street with a 26' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Residences / R-1 (Single Family Residential)  
South: Residences / A-1 (Agricultural), RP-1 (Planned Residential) & R-1A (Low Density Residential)  
East: Residences / R-1 (Single Family Residential)  
West: Residences / R-1 (Single Family Residential)  
**Proposed Use:** Attached and detached single-family subdivision **Density:** 2.25 du/ac  
**Sector Plan:** Northwest City **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:** Moss Creek Villas, Unit 9  
**Surveyor:** Batson, Himes, Norvell & Poe  
**No. of Lots Proposed:** 49      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Intersection grade variance on Road I at Road H, from 1% to 3%.  
**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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard  
  
APPROVE the concept plan subject to 10 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 (City Ord. 0-280-90).  
3. Meeting all applicable requirements of the Knoxville Department of Engineering.  
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the blueline stream that crosses the site.  
5. Retaining the natural vegetation within the common area along the blueline stream where site grading is not required for the street and building sites. The no clearing area shall be shown on the design and grading plans that are submitted to the Knoxville Department of Engineering.  
6. Revising the development plan to extend the continuous row of Type "C" landscape screening (a row of small evergreen trees on 20' centers - installed height of 6') along the peripheral boundary behind Lots 167, 168, 183, 184, 194 and 195.  
7. Installation of landscaping as shown on the revised development plan within six months of the issuance of occupancy permits for this project.  
8. Meeting all applicable requirements of the Knoxville City Arborist.  
9. Meeting all requirements of the approved use-on-review.  
10. 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:** Moss Creek Villas (FKA - Pleasant Hill Condominiums) was originally approved on July 14, 1994 as a Concept Plan/Use-on-Review (2-SA-94-C/2-B-94-UR). The development plan was approved for a maximum of 208 dwellings on 66 acres at a density of 3.15 du/ac. To date, 166 lots have been approved with 42 lots remaining under the original use-on-review. For this final phase of the development, the applicant is requesting approval of 41 attached and 8 detached single-family lots that would bring the total dwelling units to 215, a 7 unit increase over the original approval. At a proposed density of 3.26 du/ac, the development is well within the maximum zoning density of 5.9 du/ac.

A traffic signal has been installed at the entrance to the development on Pleasant Ridge Rd., and the City has proposed improvements to Pleasant Ridge Rd. that will include the widening of the existing two-lane roadway to a three-lane section with curb and gutter. The applicant has provided a bond to the City for the construction of left turn lane at the development entrance and the City will construct the turn lane either as a part of or independent of the proposed road improvements to Pleasant Ridge Rd.

To protect the natural drainage area that crosses this portion of the site, Staff is recommending a condition that the natural vegetation be retained within the common area along the blueline stream, where site grading is not required for the street and building sites. The no clearing area shall be shown on the design and grading plans that are submitted to the Knoxville Department of Engineering.

On March 9, 2000, the Planning Commission approved a revision to one of the Use-on-Review conditions dealing with walking paths and recreation and open space areas (See attachment for 1-C-00-UR). The new recreation plan for the development approved by the Planning Commission identified a

central recreation area located northwest of Boones Creek Ln. that included an open area and picnic facilities with access provided via 3 walking trails that tie into existing and proposed streets. The applicant has just recently installed those improvements.

**MPC Action:**

Approved

**MPC Meeting Date:** 7/10/2003

**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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

APPROVE the concept plan subject to 10 conditions

**Date of MPC Approval:**

7/10/2003

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**