

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-SD-17-C **Related File Number:** 7-M-17-UR
Application Filed: 5/30/2017 **Date of Revision:**
Applicant: LARRY D. WRIGHT

PROPERTY INFORMATION

General Location: Southwest side of Tipton Station Rd., northwest side of Barineau Ln.
Other Parcel Info.:
Tax ID Number: 147 073 & 07301 **Jurisdiction:** County
Size of Tract: 9 acres
Accessibility: Access to this proposed portion of the subdivision will be provided by extending Tres Bien Ln., a local street with a pavement width of 26' within a 50 wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 1 dwelling and vacant land
Surrounding Land Use: Property in the area is zoned PR and RA Residential and SC Commercial. Development consists of detached dwellings and a small shopping center.
Proposed Use: Detached residential subdivision **Density:** 1.76 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:
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: Barineau Hills
No. of Lots Proposed: 16 **No. of Lots Approved:** 0
Variances Requested: 1. Variance to permit 25' horizontal curve radius connecting right-of-way lines at the intersection of Maryville Pk. And Tipton Station 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 variance 1 because the site's topography, site features and location restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard.

APPROVE the concept subdivision plan subject to 13 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. Provision of the required 75' pavement and property line transition radius in both cul-de-sacs
4. Provision of the required 40' pavement radius in both cul-de-sacs
5. Provision of a sight distance across lot #51 as required by the Knox County Dept. of Engineering and Public Works
6. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions at the intersection of Barineau Ln. and Tres Bien Ln.
7. All grading for the extension of Tres Bien Ln, must be within the right-of-way or the applicant must obtain grading easements from the adjoining property owner(s)
8. Place a note on the final plat that will clarify and limit the access to lot #56 from Tipton Station Rd. or the internal street system both not both. All other lots are only to have access via the internal street system
9. Certification by the applicant's engineer as part of the design plan process that the existing closed contour area is not a sinkhole or provide the required 50' buffer from the highest hatched contour
10. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
11. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)
12. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the storm drainage system and any other commonly held assets
13. 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: This applicant is proposing a second phase to Barineau Hill Subdivision. The existing portion of the subdivision was approved in 1996. The concept plan for phase one showed most of the property now being proposed development as a future phase of the subdivision. Phase 2 will contain 16 lots on 9.1 acres. The proposed development density for the entire subdivision is less than 2 du/ac, with phase 2 being 1.76 du/ac.

Access to phase 2 will be via the extension of Tres Bien Ln. which is an existing street in the subdivision. When phase one was approved a stub right-of-way was approved which permits this connection between the two phases of the subdivision. When completed the entire subdivision will contain will contain 56 lots. Most of the new unit of the subdivision has frontage on either Maryville Pk. or Tipton Station Rd. Staff will recommend that all access to this unit be provided by the internal street system.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed lots in this phase of the project are similar in size to the existing lots Barineau Hills

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance..
2. The proposed development 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 approved zoning density of this site is 1- 3 dwellings per acre. The subdivision as approved at .1.75 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning recommended for approval for this site will allow a density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.
2. The site is shown in the Planned Growth Area on the Knoxville, Knox County, Farragut Growth Plan.

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

- Details of Action:**
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Summary of Action: APPROVE variance 1 because the site's topography, site features and location restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard. APPROVE the concept subdivision plan subject to 13 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

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: