

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

File Number:	7-SG-03-C	Related File Number:	7-G-03-UR
Application Filed:	6/9/2003	Date of Revision:	
Applicant:	S & E PROPERTIES		
Owner:	S & E PROPERTIES		

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: East side of Duncan Rd., East side of Schriver Rd.
Other Parcel Info.:
Tax ID Number: 134 091 **Jurisdiction:** County
Size of Tract: 18.5 acres
Accessibility: Access is via Duncan Rd., a Duncan Rd., a collector street with a pavement width of 21' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residence and vacant land
Surrounding Land Use: This area has been developed with single family dwellings and a church under the A agricultural, RA, RB and PR residential zones.
Proposed Use: Detached single family subdivision **Density:** 2.0 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Rural 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) 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: Duncan Woods

Surveyor: Sullivan

No. of Lots Proposed: 37 **No. of Lots Approved:** 0

Variences Requested:

1. Grade at intersection from 1% to 3% on Road A at Duncan Rd.
2. Grade at intersection from 1% to 3% on Road B at Road A.
3. Vertical curve variance from 337.5 to 300' at sta. 2+25 of Road A.
4. Vertical curve variance from 105' to 90' at sta. 0+50 of Road B.
5. Vertical curve variance from 165' to 124' at sta. 0+75 of Road C
6. Variance of intersection separation from 300' to 280' from proposed entrance to Schriver 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 variances 1-6 because the site's topography restricts 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. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions at the subdivision entrance looking on to Duncan and Schriver Rds..
3. Compaction or fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
4. Place a note on the final plat that all lots except lot 26 will have access from the internal street system only.
5. Meeting all requirements of the approved use on review development plan.
6. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
7. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
8. Submitting a survey of the site showing 18.5 acres or greater after the dedication of the required right-of-way or reduce the number of lots to comply with the recommended zoning density.
9. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments:

The applicants are proposing a 37 lot single family subdivision on this 18.5 acre site. The MPC recommended PR (Planned Residential) zoning at 1-2 du/ac at their June 12, 2003 meeting. In order for this plan to be approvable, the Knox County Commission will need to approve the rezoning of this site as recommended by MPC. Additionally, the survey of the site must show 18.5 acres or more after the required right-of-way dedication in order to support the proposed number of lots.

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

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recent zoning and subdivision development in the area.
3. Access to this project will be limited to Duncan Road via the internal road system with the exception of lot 26 which already has a driveway to Schriver Rd.

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

1. The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The proposed subdivision 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 recommended density of this site is 1-2 dwellings per acre. The proposed 2.0 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan was amended by MPC to permit LDR (Low Density Residential) development to occur on this site. Development of this site at 2.0 du/ac is consistent with the approved plan amendment and other recent subdivision development in the area.

MPC Action:

Approved

MPC Meeting Date: 7/10/2003

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions at the subdivision entrance looking on to Duncan and Schriver Rds..
3. Compaction or fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
4. Place a note on the final plat that all lots except lot 26 will have access from the internal street system only.
5. Meeting all requirements of the approved use on review development plan.
6. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
7. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
8. Submitting a survey of the site showing 18.5 acres or greater after the dedication of the required right-of-way or reduce the number of lots to comply with the recommended zoning density.
9. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Summary of MPC action:

APPROVE variances 1-6 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

APPROVE the concept plan subject to 9 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: