

**CASE SUMMARY**  
**APPLICATION TYPE: SUBDIVISION**  
**CONCEPT PLAN**

**File Number:** 7-SG-05-C    **Related File Number:** 7-P-05-UR  
**Application Filed:** 6/13/2005    **Date of Revision:**  
**Applicant:** BDT DEVELOPMENT  
**Owner:** JASON CROUCH



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**PROPERTY INFORMATION**

**General Location:** West side of Roberts Rd., north of Washington Pk.  
**Other Parcel Info.:**  
**Tax ID Number:** 22 5.10    **Jurisdiction:** County  
**Size of Tract:** 20 acres  
**Accessibility:** Access is via Roberts Rd., a collector street with a pavement width of 20' within a 40' right-of-way.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** Property in the area is zoned A agricultural, PR residential and CA commercial. Development consists of single family dwellings and convenience commercial uses.  
**Proposed Use:** Detached single family subdivision    **Density:** 3.0 du/ac  
**Sector Plan:** Northeast 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)  
**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:** Mari-Ben Acres  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 60      **No. of Lots Approved:** 0  
**Variances Requested:** None  
**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 the concept plan subject to 9 conditions  
**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Constructing the proposed street "eyebrows" per the requirements of the Knox County Dept. of Engineering and Public Works.
4. Certification on the final plat by the applicant's engineer that 400' of sight distance in both directions is available on Roberts Rd. from the proposed entrance to this project.
5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the drainage system and any common area.
6. Placing a note on the final plat that all lots will have access from the internal road system only.
7. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
8. Meeting all requirements of the approved use on review development plan.
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:** This site is located in the Rural Area as shown on the Urban Growth Plan. Due to Urban Growth Plan designation, a traffic study was prepared. Adequate road capacity is available to accommodate existing and projected traffic in the area. No road improvements will be required of this developer. The site was before MPC at the March, 2002 meeting for rezoning. The MPC recommended PR (Planned Residential) zoning at 1-3 dwellings per acre. The Knox County Commission approved the MPC's zoning recommendation at its April 22, 2002 meeting. This twenty acre site is part of a much larger parcel. Staff will require that a stub street be shown which will provide a connection to the remaining property in the future.

In order to obtain the required 400' of sight distance at the entrance to the project, some grading and vegetation removal will be needed. The staff will ask the applicant's engineer to certify the sight distance requirement can be met on the final plat. Internal to the development the applicant is proposing to use a road design feature commonly referred to as an "eyebrow". These eyebrows will provide landscaped islands in the street right-of-way. Their design will have to be in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.

### **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 can be provided to this site.
2. The proposed detached single-family subdivision at a density of 3.00 du/ac, is consistent in use and density with the recent rezonings.
3. Any school age children living in this development are presently zoned to attend Corryton Elementary, Holston Middle and Gibbs High Schools.

### **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 a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
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 approved zoning density of this site is 1 - 3 dwellings per acre. The proposed 3.00 du/ac does not exceed the proposed zoning density.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northeast County Sector Plan designates this property for low density residential use. The PR zoning approved for the site allows a density up to 3 du/ac. is consistent with the Sector Plan and zoning designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:** Approved

**MPC Meeting Date:** 7/14/2005

- Details of MPC action:**
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
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**Summary of MPC action:** APPROVE the concept plan subject to 9 conditions

**Date of MPC Approval:** 7/14/2005

**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:**