

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-SG-07-C **Related File Number:** 7-I-07-UR
Application Filed: 6/4/2007 **Date of Revision:**
Applicant: HOWARD DAWSON

PROPERTY INFORMATION

General Location: Southwest side of Joe Lewis Rd., north and south sides of Walter Reed Ln.
Other Parcel Info.:
Tax ID Number: 122 L D 5, 6, 7, 13 & 14 **Jurisdiction:** County
Size of Tract: 3.75 acres
Accessibility: Access is via Joe Lewis Rd., a local street with a pavement width of 22' within a 40' wide right-of-way and Walter Reed Ln., a local street with a pavement width of 8' to 12' within a 25' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: 13 detached dwellings
Surrounding Land Use: Property in the area is zoned R-2, R-1 & RA residential and A agricultural. Development in the area is dominated by the Montgomery Village Apartments with detached dwellings as the secondary use in the vicinity of this site.
Proposed Use: Detached residential subdivision **Density:** 4.52 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) 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: David Morins
No. of Lots Proposed: 16 **No. of Lots Approved:** 0
Variances Requested: 1. Right-of-way dedication variance from 25' to 20' from centerline of Walter Reed Ln.
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 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 8 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 for the JPE which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Widening Walter Reed Ln. to a minimum width of 18' from Joe Lewis Rd. to the western right-of-way of the proposed Morin Wy.
5. Construction of the proposed Morin Wy. to the standards required by the Subdivision Regulations
6. Prior to final plat approval, obtain a variance to the 35' peripheral boundary setback for lots 9 & 13-16 from the Knox County Board of Zoning Appeals
7. Final action by the Knox County Commission approving the rezoning of this site to PR (Planned Residential) at 4.52 du/ac or greater
8. 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 applicant has present a concept plan for 16 lots on this 3.54 acre site. On June 14, 2007 the MPC recommended the rezoning of this site to PR (Planned Residential) at 5 du/ac. The rezoning will be heard by the Knox County Commission on July 23, 2007. The applicant is proposing to rehabilitate a number of houses that are in poor condition. Placing these houses on lots will aid in the developers ability to obtain financing for the rehab work that is proposed. Due to the size of the proposed lots development a variance to the peripheral setback will be required for 5 of the 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 water and sewer will be provided to this site.
2. The proposed attached residential subdivision at a density of 4.52du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Mount Olive Elementary, South-Doyle Middle and High Schools.

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

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The South County Sector Plan proposes this site for low density residential use which may permit a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 4.52 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed

development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential District).

C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.

D. The use will not significantly injure the value of adjacent property.

E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan designates this property for low density residential use. The PR zoning recommended for the property allows consideration of up to 5.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 4.52 du/ac is consistent with the Sector Plan and the proposed zoning designation.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 7/12/2007

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 variances 1 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 8 conditions

Date of MPC Approval: 7/12/2007

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: