

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 7-SJ-05-C                      **Related File Number:** 7-S-05-UR  
**Application Filed:** 6/13/2005              **Date of Revision:**  
**Applicant:** OAKLEIGH G.P.  
**Owner:** OAKLEIGH PARTNERSHIP

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:** South side of Millertown Pk., east of Ellistown Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 41 180.03                      **Jurisdiction:** County  
**Size of Tract:** 48 acres  
**Accessibility:** Access is via Millertown Pike, a minor arterial street with 20' of pavement width within 40' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** This area is developed with rural residential uses under Agricultural zoning. The property adjoining this site to the east has been recommended by MPC for rezoning to PR at 1-4 du/ac (6-G-05-RZ). This rezoning will be considered by the Knox County Commission on July 25, 2005.  
**Proposed Use:** Detached single family subdivision                      **Density:** 3.98 du/ac  
**Sector Plan:** Northeast County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area & 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:** Summerfield  
**Surveyor:** Sullivan  
**No. of Lots Proposed:** 191      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Property line radius at proposed subdivision entrance from 25' to 0'  
2. Horizontal curve variance from 250' to 225' at sta 4+76 of Road B  
**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 & 2 because the site's topography and access location restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
5. Prior to approval of the Design Plan the applicant's surveyor must certify there is 400' of sight distance in both directions at the proposed entrance at Millertown Pike. If the required sight distance can not be provided, the entrance road must be moved to a location where this requirement can be met. If relocation of the entrance road is required, a detailed plan for the entrance road must be approved by the Knox County Dept. of Engineering and Public Works at the Design Plan stage of the subdivision.
6. No more than 150 building permits being issued for dwellings in this subdivision until a second street connection to Millertown Pike. is approved and completed.
7. Place a note on the final plat that all lots will have access only to the internal street system.
8. Relocate the proposed stub street to the adjoining parcel (041/ 018) to provide for better circulation between this development with any future development on that site.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities and drainage facilities.
10. Meeting all requirements of the approved use on review development plan.
11. 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:** These applicants are requesting consideration of a 191 lot subdivision on this site. The property was rezoned to PR at 1-4 du/ac earlier this year. Staff has two major issues with the plan as it was submitted.

The first issue that must be addressed is the sight distance at the entrance to the project. After field review of this project, MPC staff and the staff of the Knox County Dept. of Engineering and Public Works do not believe the required 400' of sight distance is provided at the present time. The applicant has stated that he will investigate the possibility of improving the sight distance at the present proposed entrance, or he will move the entrance to a location that will meet the sight distance requirements.

Since this development will contain more than 150 lots, a second access will need to be provided to the site. This applicant is purchasing the adjoining property. It is the intention to tie this subdivision with the development on the adjoining property. In the mean time, staff will recommend that no more than 150 building permits be issued until the second access to this development is provided.

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 3.98 du/ac, is consistent in use and density with the recent rezoning.
3. Any school age children living in this development are presently zoned to attend East Knox Elementary, Carter Middle and Carter High School.

**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 - 4 dwellings per acre. The proposed 3.98 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 4 du/ac. is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth and 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:**
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**Summary of MPC action:** APPROVE variances 1 & 2 because the site's topography and access location restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard. APPROVE the Concept Plan subject to 11conditions

**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:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**