

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-SL-04-C **Related File Number:** 7-R-04-UR
Application Filed: 6/7/2004 **Date of Revision:**
Applicant: S & E PROPERTIES
Owner: S & E PROPERTIES

PROPERTY INFORMATION

General Location: Northwest side of Hickey Rd., north of Wellington West Dr.
Other Parcel Info.:
Tax ID Number: 104 197 & 197.01 **Jurisdiction:** County
Size of Tract: 10.5 acres
Accessibility: Access is via Hickey Rd., a collector street with a pavement width of 18' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family residence and vacant land.
Surrounding Land Use: Property in the area is zoned RA residential and A agricultural. Development in the area consists of single family dwellings. Some large vacant parcels are also located in the area.
Proposed Use: Detached single-family subdivision **Density:** 2.85 du/ac
Sector Plan: Northwest 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: Chesterfield
Surveyor: Land Development Solutions
No. of Lots Proposed: 30 **No. of Lots Approved:** 0
Variations Requested:
1. Intersection grade variance from 1% to 3% at Hickey Rd. and Boston Ln.
2. Intersection grade variance from 1% to 3% at Wyoming Ln. and Boston Ln.
3. Intersection grade variance from 1% to 3% at Rubicon Ln. and Boston Ln.
4. Intersection spacing variance between Boston Ln. and Wellington West Dr. from 300' to 241'.
5. Broken back curve tangent length from 150' to 82.93' at sta. 1+77 of Boston Dr.
6. Vertical curve variance from 150' to 100' at sta. 0+67 and 500' to 320' at sta. 2+89 of Boston Ln.
7. Vertical curve variance from 105' to 50' at sta.0+18 of Wyoming 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 - 7 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
Staff Recomm. (Full): APPROVE the Concept Plan subject to 8 conditions:
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Extending Boston Dr. to the western boundary of this site and showing the required temporary turn around at its terminus.
3. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions from Boston Ln. and from the proposed driveways for lots 28 -30 looking onto Hickey Rd.
4. Prior to Design Plan approval, meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Place a note on the final plat that all lots will have access only to the internal street system with the exception of lots 28 - 30. Lots 28 - 30 must be provided turn around type driveways in order to have DirectX access to Hickey Rd.
7. Meeting all requirements of the approved use on review development plan.
8. 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: The applicant is proposing to subdivide this 10.5 acre tract into 30 detached single-family residential lots at a density of 2.86 du/ac. The property which is zoned PR (Planned Residential) allows a density of 1-3 du/ac. Access to the subdivision is off Hickey Rd., a major collector street. The subdivision will be served by public streets which will be maintained by Knox County. The staff will require this applicant to stub the proposed Boston Ln. in this project to an adjoining parcel. The adjoining parcel contains 12 acres and has topographic features similar to this site. The adjoining property has a very limited amount of frontage on Hickey Rd. Staff believes that extending the proposed street from this development would be a good alternative to provide access to the adjoining property when it is developed.

Lots 28 through 30 are proposed to have direct access to Hickey Rd. In order for this to be permitted the applicant's engineer will have to certify 300' of sight distance in both directions at the proposed driveway locations. Additionally, since Hickey Rd. is classified as a collector street, the developer will be required to provide a turn around type driveway on each lot in order to avoid having to back directly onto Hickey Rd.

The U.S.G.S maps show a tributary to Plum Creek crossing this site. Before any grading is begun, the applicant will be required to obtain a permit from the Tennessee Department of Environment and Conservation.

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 utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning recommendation.

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 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Northwest County Sector Plan proposal of low density residential uses. The PR zoning recommended for this site will allow a density up to 3.0 du/ac. At a proposed density of 2.86 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

MPC Action: Approved **MPC Meeting Date:** 7/8/2004

- Details of MPC action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Submit a cul-de-sac proposal for staff review and approval.
 3. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions from Boston Ln. and from the proposed driveways for lots 28 -30 looking onto Hickey Rd.
 4. Prior to Design Plan approval, meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 6. Place a note on the final plat that all lots will have access only to the internal street system with the exception of lots 28 - 30. Lots 28 - 30 must be provided turn around type driveways in order to have DirectX access to Hickey Rd.
 7. Meeting all requirements of the approved use on review development plan.
 8. 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.

Summary of MPC action: APPROVE variances 1 - 7 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: 7/8/2004 **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: