

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

Suite 403 • City County Building
4 0 0 Main Street
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

File Number: 8-SA-06-C **Related File Number:**
Application Filed: 7/5/2006 **Date of Revision:**
Applicant: SHOWCASE HOMES
Owner: SHOWCASE HOMES

PROPERTY INFORMATION

General Location: North side of E. Ford Valley Rd., south of Virgil Ln.
Other Parcel Info.:
Tax ID Number: 124 H F 021 **Jurisdiction:** City
Size of Tract: 5.88 acres
Accessibility: Access is via E. Ford Valley Rd., a local street with a pavement width of 19' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zone R-1 residential and d C-3 commercial. Development in the area consists of single family dwellings to the north east and west of the site. A shopping center is in place to the south of the site.
Proposed Use: Detached single family subdivision **Density:**
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General 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: Ford Valley Estates
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 13 **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 11 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 which is consistent with the Uniform Street Naming and Addressing System within Knoxville (O-280- 90)
3. Meeting all applicable requirements of the Knoxville Engineering Department.
4. Place a note on the final plat that lots 1-9 will have access from the internal street only. Lots 10-13 will have access to E. Ford Valley Rd. and must be provided with turn-around type driveways
5. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions at Road A and at each of the proposed driveways on E. Ford Valley Rd.
6. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the stormwater drainage system.
7. Prior to final plat approval, obtain an off-site drainage if required by the Knoxville Engineering Dept.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
9. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
10. Participation in KUB's sewer capacity reservation program
11. 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 is proposing to subdivide this 5.88 acre site into 13 lots. The site is zoned R-2 (General Residential) which will permits lots that 7500 square feet or larger in area. Some of the lots will have access to E. Ford Valley Rd. Due to the topography of this site, staff will require that the engineer certify that 300' of sight distance can be provided at each driveway location. Turn around type driveways will also be required for the lots having direct access to E. Ford Valley Rd. Drainage from this site goes into a depressed area. Stormwater retention will be required.

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 single dwelling subdivision is consistent in use and density with the zoning designation.
3. Any school aged children living in this development are presently zoned to attend Dogwood Elementary, South Doyle Middle, and South Doyle High School.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed detached dwelling subdivision meets the standards for development within the R-2 (General Residential) district and all other requirements of the Knoxville Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South City Sector Plan identifies this property for low density residential use. The R-2 zoning for

this property will allow the subdivision as proposed.

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

MPC Action: Approved

MPC Meeting Date: 8/10/2006

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan subject to 11 conditions

Date of MPC Approval: 8/10/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: