

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

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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### CONCEPT PLAN

**File Number:** 8-SB-03-C **Related File Number:** 8-B-03-UR  
**Application Filed:** 7/10/2003 **Date of Revision:**  
**Applicant:** W. SCOTT WILLIAMS & ASSOC.  
**Owner:** SITES TO SEE, INC

### PROPERTY INFORMATION

**General Location:** East side of Andes Rd., south of Ball Camp Pk.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 P D 001 & 002 **Jurisdiction:** County  
**Size of Tract:** 14.748 acres  
**Accessibility:** Access is via Andes Rd., a collector street with a pavement width of 21' within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** 2 single family dwellings and vacant land  
**Surrounding Land Use:** Zoning in the area consists of A agricultural and RA and PR residential. Development in the area consists of attached and detached single family dwellings. The most recent development to occur in this area are two attached single family residential developments.  
**Proposed Use:** Attached single family subdivision **Density:** 4.96 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: Tippit Village

Surveyor: Williams

No. of Lots Proposed: 73                      No. of Lots Approved: 0

Variances Requested:

1. Vertical curve variance from 400' to 352' at sta. 4+76 of Gisele Way.
2. Vertical curve variance from 178'to130' at sta. 0+80 of David Tippit Way.
3. Reduce minimum required lot frontage from 25' to 24.67'.
4. Intersection spacing from 300' to 128.1' between Norway St. and David Tippit Way.
5. Reduce corner property line radius from 25' to 15' at the intersection of David Tippit Way and Gisele Way.

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- 5 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 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Meeting all requirements of the approved use on review development plan.
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
5. 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 a concept subdivision plan that contains 73 lots. The site is zoned PR (Planned Residential) at 1-5 du/ac. The proposed development density is 4.96 du/ac. The development will consist of attached single family dwellings. This is the third plan MPC has reviewed for this site. The first plan was approved for apartments and the second plan proposed condominiums. All versions of the plan have been very similar in design. To the north of this site, the developer is showing the proposed right-of-way for the Ball Camp Pike road improvement project.

**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 are in place to serve this site.
2. The proposed attached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.
3. Access to this project will be limited to Andes Rd. via the internal road system of the project.

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

1. The proposed attached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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 recommended density of this site is 1- 5 dwellings per acre. The proposed 4.96 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 5 du/ac. which is consistent with the Sector Plan and the other development found in the area.

**MPC Action:** Approved

**MPC Meeting Date:** 8/14/2003

**Details of MPC action:**

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Meeting all requirements of the approved use on review development plan.
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
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**Summary of MPC action:** APPROVE variances 1- 5 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 5 conditions

**Date of MPC Approval:** 8/14/2003

**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:**