

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: 8-SB-09-C **Related File Number:** 8-G-09-UR
Application Filed: 6/29/2009 **Date of Revision:**
Applicant: MPM DEVELOPMENT COMPANY

PROPERTY INFORMATION

General Location: North end of Long Shot Ln., north of Alpine Meadow Ln.
Other Parcel Info.:
Tax ID Number: 57 B H 1-85 **Jurisdiction:** City
Size of Tract: 6.04 acres
Accessibility: Access is via E. Beaver Creek Dr., a collector street with a pavement width of 18' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Partially developed attached residential subdivision
Surrounding Land Use: Property in the area is zoned PR, RB and R-2 residential, CA commercial and OS-1 open space. Development consists of an attached condominium project to the east, Beaver Creek on the north, Interstate 75 to the west and undeveloped commercially zoned land to the south.
Proposed Use: Attached residential development **Density:** 5.19 du/ac
Sector Plan: North 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: RP-1 (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: Alpine Meadow
No. of Lots Proposed: 33 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 9 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
4. Sidewalks being constructed either as a walking trail around the perimeter of the project as shown on the previously approved concept plan with pedestrian accesses to be provided approximately every 500' from the street system and multiple pedestrian access points to the proposed clubhouse and common area. Or the developer may provide a sidewalk system along one side of every street within the development with additional pedestrian access points to the clubhouse and common area. Sidewalks will be constructed to a minimum width of 5'.
5. Meeting all applicable requirements of the Knoxville City Engineer
6. Prior to or in conjunction with getting final plat approval of the 33 proposed lots, resubdivide all of the existing lots that are now shown to be part of the future development area to eliminate those lots
7. Establishment of the creek buffer as required by the Knoxville Engineering Dept.
8. All detention areas must be located outside of the no fill area
9. 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: In 2002, Alpine Meadow was originally approved to contain 222 lots. At this time approximately 139 lots have been developed and most of those have had dwellings constructed on them. The applicant is now desiring to change his concept plan to eliminate a number lots that were proposed to be located adjacent to the Interstate Highway. The current plan before MPC is for 33 lots. These 33 lots represent the first phase of the revised plan. A large portion of the site is now shown for future development with no plan being presented at this time. The developer of this project is now proposing an attached residential subdivision on this site that will contain 172 dwellings when completed. The dwellings will be attached in groups of 2 to 5 units.

Due to the number of dwellings proposed in this project, a traffic impact study was required to be submitted with the concept and development plan when it was reviewed in 2002. A number of needed improvements were identified in that study. All of the recommended improvements are in place.

Beaver Creek forms the northern boundary of the site. Staff has been in contact with the City and County greenway coordinators regarding a possible trail along this boundary. The applicant has stated that he is willing to cooperate if a greenway is desired.

Due to the number of dwellings and the density of the development, staff has been discussing an amenities plan with the developer. He has stated that he has found the primary buyers of the units will most likely be older people with very few children expected in the project. Due to this age profile, it is thought that a swimming pool would not get enough use to justify the cost. Instead, the applicant has agreed to construct a clubhouse in the central part of the site. At the clubhouse location useable flat open space will be provided. Residents can decide if they want to use the space for active or passive recreation or possibly a community garden. Additionally, the developer will construct a walking trail that will encircle the entire development. Staff will require that pedestrian accesses be provided to the trail approximately every 500'. This will make the trail more accessible and provide alternatives to the residents in the length of walk they may wish to take. Additionally, staff will require that pedestrian links to the clubhouse and open space are provided. If the developer does not want to provide the

pedestrian linkages recommended by staff, the construction of a sidewalk on one side of every street would be an acceptable alternative. All sidewalks and walking trails in the development will be required to be a minimum of five feet wide.

Action: Approved

Meeting Date: 8/13/2009

Details of Action:

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Summary of Action: APPROVE the concept plan subject to 9 conditions

Date of Approval: 8/13/2009

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: