

# 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-SC-08-C                      **Related File Number:**  
**Application Filed:** 7/7/2008                      **Date of Revision:**  
**Applicant:** GRAYSBURG PROPERTIES

## **PROPERTY INFORMATION**

**General Location:** Terminus of Elna Marie Dr., east of Bagwell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 61 K B 002                      **Jurisdiction:** County  
**Size of Tract:** 33.96 acres  
**Accessibility:** Access to this phase of the development is via Elna Marie Dr., a local street with a pavement width of 26' within a 50' wide right-of-way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** Property in the area is zoned A agricultural and RA residential. Development consists of single family dwellings in both a subdivision and rural setting. Sunnyview Primary School is located on Bagwell Ln. southeast of this site.  
**Proposed Use:** Detached residential subdivision                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban 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:** RA (Low Density 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:** Graysburg Subdivision  
**No. of Lots Proposed:** 10      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Horizontal curve radius variance from 250' to 100' at sta. 10+30, 11+28 7 14+16 of Elna Marie Dr.  
**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 8 conditions  
**Staff Recomm. (Full):**  
1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.  
2. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation  
3. Providing a 4' wide sidewalk, with a 2' wide planting strip between the sidewalk and the curb, on one side of all streets within the development as shown on the concept plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act.  
4. Installation of sediment traps and other storm drainage structures as shown on the concept plan per the requirements of the Knox County Dept. of Engineering and Public Works  
5. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.  
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
7. Meeting all requirements of the previously approved concept plan for phase one of this development (1-SH-06-C)  
8. A final plat application based on this concept plan will not be accepted for review by MPC until a certification of design plan has been submitted to the MPC Staff.

**Comments:** The applicant is requesting consideration of Phase 2 of the proposed Graysburg Hills subdivision. A concept plan for phase one was approved by MPC at the January 2006 MPC meeting. A final plat for phase one, containing 54 lots was approved by MPC 3/9/2006.

This phase of the development proposes to divide this 33.96 acre site into 10 lots. The smallest lot will contain 1.48 acres while the largest lot will be 4.90 acres. Phase one of the project consists of 54 lots on approximately 31 acres. The entire subdivision will be developed with detached dwellings. The project has been designed to meet all of the requirements of the Knox County Zoning Ordinance.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the stormwater will be directed to the detention facilities. The Knox County Dept. of Engineering and Public Works has reviewed the preliminary drainage plan and has requested some additional silt traps be installed. The County Engineer has previously noted that downstream flow rates cannot exceed the predeveloped flow rates. It will be up to the project engineer to design their plan to meet that requirement.

**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. KUB can provide water, sewer, electrical and natural gas service to the site.
2. Any school age children living in this development are presently zoned to attend Sunnyview Primary, Chilhowie Intermediate, Carter Middle, and Carter High Schools.
3. The proposed detached residential subdivision is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached single family dwellings.
4. Drainage will be directed into the existing drainage ways on this site. Stormwater detention, grading and drainage plans will be required that meet Knox County's regulations.

**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 the RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.

CONNFIRMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The RA zoning approved for this site allows a density of approximately four dwellings per acre. The proposed development density for this phase of the project is .31dwellings per acre which is within the development density permitted by the Sector Plan and current zoning of the site.

**MPC Action:** Approved **MPC Meeting Date:** 8/14/2008

**Details of MPC action:**

**Summary of MPC action:** APPROVE the Concept Plan subject to 8 conditions

**Date of MPC Approval:** 8/14/2008 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Chancery Court

**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:**