

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-09-C

Related File Number:

Application Filed: 6/29/2009

Date of Revision:

Applicant: R.W GRAF, INC.

PROPERTY INFORMATION

General Location: Southeast side of Woodson Trail, northeast of Spring Creek Rd.

Other Parcel Info.:

Tax ID Number: 122 K D 1-31 OTHER: 122 KB 001 & 122 JK 020 & 021 **Jurisdiction:** City

Size of Tract: 23.11 acres

Accessibility: Access to the subdivision is via Woodson Dr., a collector street with a pavement width of 20' within a 40' right-of-way. This unit of the development will be accessed via the existing streets within the development. These streets have a pavement width of 26' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Partially developed subdivision

Surrounding Land Use: The site is surrounded by other vacant land and by detached residential development that has occurred in the RA zone.

Proposed Use: Attached and detached residential development **Density:** 3.08 du/ac

Sector Plan: South County **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: 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: Woodson Trail

No. of Lots Proposed: 41 No. of Lots Approved: 0

Variances Requested: 1. Vertical curve length from 268.75' to 161.19' at sta 2+04.61 of Briar Rock Ln.
2. Vertical curve length from 215' to 165' at sta 4+78 of Briar Rock Ln.
3. Vertical curve length from 164.4' to 109.6' at sta 1+77 of Chimney Rock 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 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
DENY variance 3

APPROVE the concept plan subject to 9 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 (City Ord. 0-280-90).
3. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Engineering Dept..
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Correct the grade at intersection of Chimney Rock Ln. and Briar Rock Ln. to not exceed 3% and provide a vertical curve with a K value of not less than 15 at sta 1+77 of Chimney Rock Ln.
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
7. Meeting all requirements of the previously approved Use-on-Review development plan (1-E-07-UR)
8. Sewer connections must be approved through KUB's sewer capacity reservation program prior to final plat approval
9. 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 has submitted a concept plan for 14.10 acres that proposes 23 detached and 18 attached dwellings. This is the second phase of the development. The first phase of Woodson Trail contained 31 attached and 19 detached dwellings on 15.46 acres. When completed the total development will contain 49 attached and 42 detached dwellings with an overall development density of 3.08 du/ac.

In addition to seeking approval of the lots, the applicant has submitted an as built drawing for the roads in the development. The roads were not all built to match the previously approved concept plan. Variances have been requested where the roads do not meet the standards required by the Subdivision Regulations. The staff will recommend approval of some of these variances. However, some of the requested variances will not meet the minimum design standards or they can be easily brought up to standard. Staff will recommend denial of those variances.

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 and detached residential subdivision is consistent in use and density of the adjoining subdivisions.
3. Access to this project will be limited to Woodson Dr. and via the internal road system of the project. Two stub streets from Spring Creek Rd. will not be utilized for access to this project because of the narrow width of that road.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING

ORDINANCE

1. The proposed attached and detached residential subdivision meets the standards for development within a RP-1 (Planned Residential) Zoning District and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The South County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The RP-1 zoning approved for this site allows a density up to 5 du/ac. At a proposed density of 3.08 du/ac, the proposed subdivision is consistent with the Sector Plan and the other development found in the area.

Action: Approved **Meeting Date:** 8/13/2009

Details of Action:

Summary of Action: APPROVE variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
DENY variance 3

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: 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:**