

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 M a i n S t r e e t
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-SC-10-C **Related File Number:** 8-F-10-UR
Application Filed: 6/28/2010 **Date of Revision:**
Applicant: BENCHMARK ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: Northeast side of Wallace Rd., just north of Tobias Ln.
Other Parcel Info.:
Tax ID Number: 133 K A 00401 **Jurisdiction:** County
Size of Tract: 2.97 acres
Accessibility: Access is via Wallace Rd., a minor collector street with 20' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant residence
Surrounding Land Use: North: Residences / RA (Low Density Residential)
South: Residence / RA (Low Density Residential)
East: Residences / RA (Low Density Residential)
West: Residences / PR (Planned Residential)
Proposed Use: Attached Residential Subdivision **Density:** 3.37 du/ac
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside 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: 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: Vinings Park (FKA - Winter Park Gardens)
No. of Lots Proposed: 10 **No. of Lots Approved:** 10
Variances Requested: 1. Intersection separation variance on Wallace Rd. Between Road A and Tobias Ln., from 300' to 240'.
2. Vertical curve variance at STA 0+78.91, from 225' to 135'.
3. Cul-de-sac turnaround radius variances for the right-of-way from 50' to 40', and for the edge of pavement from 40' to 30'.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): APPROVE variances 1-3 because the site's location, features and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 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 Knox County (County Ord. 91-1-102).
3. Installing all landscaping, as shown on the development plan, within six months of the completion of the site grading for the subdivision or posting a bond with Knox County Department of Engineering and Public Works to guarantee the installation.
4. During the design plan stage for the subdivision, submitting detailed engineering drawings for the proposed retaining walls on the site.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation if required.
7. Place a note on the final plat that all lots shall have access only to the internal street system.
8. 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 is proposing to subdivide this 2.97 acre tract into 10 attached residential lots at a density of 3.37 du/ac. The Planning Commission had considered the request for the rezoning of this property to PR (Planned residential) on April 8, 2010. The Planning Commission had recommended approval of the rezoning at a density of up to 3 du/ac. The Knox County Commission approved the request on May 24, 2010 for PR zoning at a density of up to 3.7 du/ac.

The subdivision will have access to Wallace Rd. by a Joint Permanent Easement (JPE). A variance is needed in the offset of the proposed JPE from Tobias Ln., an existing street that serves Richmond Hill Subdivision to the south. The stream that crosses the northwest side of the property restricts the location of the entrance. The stream, including the 50' buffer and flood plain area will be included in a common area for the subdivision. The proposed subdivision will be developed as attached townhouse units with each unit located on its own lot. The proposed site grading will begin approximately 8' off the adjoining property line in order to reduce the impact on the existing tree line.

Action: Approved **Meeting Date:** 8/12/2010

Details of Action:

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 Knox County (County Ord. 91-1-102).
3. Installing all landscaping, as shown on the development plan, within six months of the completion of the site grading for the subdivision or posting a bond with Knox County Department of Engineering and Public Works to guarantee the installation.
4. During the design plan stage for the subdivision, submitting detailed engineering drawings for the proposed retaining walls on the site.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation if required.

7. Place a note on the final plat that all lots shall have access only to the internal street system.

8. 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.

Summary of Action:

APPROVE variances 1-3 because the site's location, features and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions:

Date of Approval:

8/12/2010

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: