

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 8-SD-03-C **Related File Number:** 8-E-03-UR
Application Filed: 7/14/2003 **Date of Revision:**
Applicant: SOUTHLAND GROUP, INC.
Owner: TIMBER OUTLETS INVESTMENT, LLC

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
400 Main Street
Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: South side of Ball Rd., southwest of Oak Ridge Hwy.
Other Parcel Info.:
Tax ID Number: 78 267, 267.01 & 268 **Jurisdiction:** County
Size of Tract: 15.1 acres
Accessibility: Access is via Ball Rd., a collector street with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 1 single family dwelling and vacant land
Surrounding Land Use: Property in the area is zone PR residential and A agricultural. Both sides of the site have been recently developed with single family subdivisions at densities similar to that proposed by this project.
Proposed Use: Detached single family subdivision **Density:** 3.18 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: Southland Group, Inc. - Hogg Property
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 48 **No. of Lots Approved:** 0
Variations Requested:
1. Horizontal curve variance from 250' to 150' at sta. 9+50 of Road A.
2. Horizontal curve variance from 250' to 200' at sta. 11+50 of Road A.
3. Grade at intersection from 1% to 2% at sta. 0+13 of Road B.
4. Grade at intersection from 1% to 2% at sta. 0+13 of Road C.
5. Right-of-way dedication from 35' to 25' from centerline of Ball Rd.
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 8 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 subdivision name and street names that are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
5. Show the proposed sight distance easement on lot 15 on the final plat.
6. Show the MFE of 997' on lots 24 & 25 on the final plat.
7. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
8. 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 48 lots. The site is zoned PR (Planned Residential) at 1-3.2 du/ac. The proposed development density is 3.18 du/ac. The development will consist of detached single family dwellings. This is the third plan MPC has reviewed in this immediate area. Millers Plantation subdivision is west of this site and Shadow Brook Subdivision is to the east. All lots adjoining this site have already had houses constructed on them.

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 detached 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 Ball 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 detached 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- 3.2 dwellings per acre. The proposed 3.18 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 3.2 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:**
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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

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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: