

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-SD-08-C **Related File Number:**
Application Filed: 7/8/2008 **Date of Revision:**
Applicant: S & E PROPERTIES

PROPERTY INFORMATION

General Location: Northwest side of Dogwood Dr., northeast of Wrights Ferry Rd.
Other Parcel Info.:
Tax ID Number: 134 H E 012 **Jurisdiction:** County
Size of Tract: 10.66 acres
Accessibility: Access is via Dogwood Dr., a local street with up to a 17' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / RB (General Residential)
South: Residences / A (Agricultural)
East: Residences / A (Agricultural)
West: Vacant land and residences / A (Agricultural)
Proposed Use: Detached residential subdivision **Density:** 2.06 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Rural 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: Dogwood Cove

No. of Lots Proposed: 22 **No. of Lots Approved:** 22

Variances Requested:

1. Vertical curve variance on Road A at station 3+07, from 545.25' to 400'.
2. Horizontal curve variance on Road A at STA 1+07.42 - 2+05.97, from 250' to 200'.
3. Horizontal curve variance on Road A at STA 2+49.86 - 5+54.17, from 250' to 200'.
4. Horizontal curve variance on Road A at STA 5+91.67 - 7+83.71, from 250' to 200'.
5. Reverse curve tangent variance on Road A from STA 2+05.97 - 2+49.86, from 50' to 43.89'.
6. Reverse curve tangent variance on Road A from STA 5+54.17 - 5+91.67, from 50' to 37.62'.
7. Maximum street grade variance on Road A, from STA 5+07 - 8+19, from 12% to 14%.

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 - 7 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 for a 22 lot subdivision 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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Identifying the minimum floor elevations (Me's) for Lots 2, 3, and 19 - 22 on the final plat.
4. Widening Dogwood Dr., from the entrance of the proposed subdivision to Widower Dr. to a width and standard acceptable to the Knox County Department of Engineering and Public Works. The developer shall be responsible for the costs associated with this improvement. Prior to final plat approval, the widening plan and timing sequence for the improvements must be approved by the Knox County Department of Engineering and Public Works staff.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. Including the line of sight easement across Lots 19 and 20 on the final plat in order to provide the needed sight distance for the curve in Road A.
8. Revising the concept plan to reflect the variances listed in this staff report.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments: The applicant is proposing to develop a 22 lot detached single-family subdivision on a 10.66 acre tract at a density of 2.06 du/ac. Access to this property is via Dogwood Dr. a local street. The Planning Commission had approved a concept plan for this subdivision on October 14, 2004 (9-SF-04-C/9-J-04-UR - The Ridge at Westmoreland). While the applicant has almost completed construction of the infrastructure for the subdivision, the concept plan approval for the subdivision expired (two year initial life) before a final plat was submitted for approval. The applicant is now requesting approval of the same subdivision layout with some minor changes in the required variances and proposed drainage system.

The applicant had submitted a letter to staff, at the time the rezoning request was before the Planning Commission, regarding their agreement to widen Dogwood Dr., from the entrance of the proposed subdivision to Whitower Dr. to a width and standard acceptable to the Knox County Department of Engineering and Public Works. That commitment is addressed in condition #4 of staff's recommendation. The developer shall be responsible for the costs associated with this improvement. During the design plan stage of the subdivision, the Knox County Department of Engineering and Public Works staff had received some documentation from the applicant on the proposed widening plan for Dogwood Dr., however a widening plan had not been approved. Prior to final plat approval, the widening plan and timing sequence for the improvements must be approved by the Knox County Department of Engineering and Public Works staff. The 3% intersection grade has been approved by Knox County Engineering.

MPC Action: Approved

MPC Meeting Date: 8/14/2008

Details of MPC action:

Summary of MPC action: APPROVE variances 1 - 7 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 for a 22 lot subdivision subject to 9 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: