

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-09-C **Related File Number:** 8-H-09-UR
Application Filed: 6/29/2009 **Date of Revision:**
Applicant: BENCHMARK ASSOCIATES

PROPERTY INFORMATION

General Location: Northeast side of Washington Pk., northwest of Edmundson Ln.
Other Parcel Info.:
Tax ID Number: 49 L A 014 **Jurisdiction:** County
Size of Tract: 7.6
Accessibility: Access is via Washington Pk., a minor arterial street with a pavement width of 23' within a 50' to 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Partially developed attached residential development
Surrounding Land Use: Property in the area is zoned RA, RB and PR residential, A agricultural and CN commercial. Single family dwellings and vacant land are the predominant uses in the area. The property across Washington Pk. from this site is zoned RP-1 planned residential and SC-1 shopping center.
Proposed Use: Attached residential development **Density:** 4.87 du/ac
Sector Plan: Northeast 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: Washington Station
No. of Lots Proposed: 37 **No. of Lots Approved:** 0
Variances Requested: 1. Variance to permit JPEs as constructed to not meet public road standards
2. Variance to permit a JPE to connect to two public streets
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.

Staff Recomm. (Full): APPROVE the Concept Plan subject to 6 conditions

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
2. The informal construction access that connects with the Murphy Road extension is to be abandoned upon completion of the project. The proposed rear access road is to be constructed at the time Murphy Road is extended per the design provided with this plan
3. Establishment of an access easement to detention basin #3 per the requirements of the Knox County Dept. of Engineering and Public Works
4. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
5. Prior to final plat approval, obtain an off-site sight distance easement across the adjoining property northeast of the proposed entrance, if required by the Knox County Dept. of Engineering and Public Works.
6. 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 applicants are proposing a development that will contain 37 attached residential units on individual lots. This project was originally approved for 38 condominiums. Due to changes in banking practices many of the condominium projects are now converting to "zero lot line" subdivisions. Not all of the PR zoned area is being proposed for development at this time. Any future development of the remainder of the site will require consideration of an additional use on review request. The development plan includes an evergreen landscape buffer between this project and the adjoining single family dwellings. With the proposed building setbacks and the provision of the planned garages, all required parking can be accommodated without creating a safety hazard. Sight distance to the northeast at the proposed entrance may be an issue. Staff will require the applicant to obtain an off-site sight distance easement from the adjoining property owner if it is determined to be required by the Knox County Dept. of Engineering and Public Works.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. Public water and sewer is available to serve the site.
2. Washington Pike has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have very little impact on schools and minimal impact on adjacent single family properties.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposal is consistent with all requirements of the PR zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 plans

include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northeast County Sector Plan proposes low density residential development for this property.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

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

Details of Action:

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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.
APPROVE the Concept Plan subject to 6 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:**