# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	8-SE-04-C	Related File Number:	8-E-04-UR
Application Filed:	7/12/2004	Date of Revision:	
Applicant:	E. DOYLE JOHNSON		
Owner:	JOHNSON, DUNCAN, & COOF	PER	

PROPERTY INFORMATION

General Location:South side of Washington Pk., south of Wise Springs Rd.Other Parcel Info.:Jurisdiction:Tax ID Number:40 026Jurisdiction:CountySize of Tract:26 acresAccess ibility:Access is via Washington Pk., a minor arterial with a pavement width of 21' within a 45' right-of-way.

GENERAL LAND USE INFORMATION							
Existing Land Use:	Vacant land						
Surrounding Land Use:	Property in the area is zoned PR and RA residential and A agricultural. Detached single family dwellings are located throughout the area. Immediately adjoining this site to the north is an attached residential subdivision development.						
Proposed Use:	Detached single fami	ily subdivision	Density: 2.93 du/ac				
Sector Plan:	Northeast County	Sector Plan Designation:					
Growth Policy Plan:	Planned Growth Area	a					
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) pending

Former Zoning:

**Requested Zoning:** 

Previous Requests:

Extension of Zone:

History of Zoning:

#### PLAN INFORMATION (where applicable)

Current Plan Category:



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

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Walker Hills			
Surveyor:	Robert G. Campbell and Associates			
No. of Lots Proposed:	76 No. of Lots Approved: 0			
Variances Requested:	1. Intersection grade variance from 1% to 2% at two locations where Road A and Road B intersect.			
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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard
	APPROVE the Concept Plan subject to 14 conditions
Staff Recomm. (Full):	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.</li> <li>Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)</li> <li>Provision of traffic calming within the development as required by the Knox County Dept. of Engineering and Public Works.</li> <li>Provision of sight distance easements within the development as required by the Knox County Dept. of Engineering and Public Works.</li> <li>Align the centerline of the pavement Road A with the centerline of Wise Springs Rd.</li> <li>Place a note on the final plat that all lots will have access to the internal street system only.</li> <li>Final approval of the rezoning of this site to PR (Planned Residential) @ 1-3 dwellings per acre by the Knox County Commission.</li> <li>Prior to design plan approval, provide the Knox County Dept. of Engineering and Public Works the results of a Wetlands Determination study for this site.</li> <li>Placing all drainage from detention pond #2 in a pipe and directing it along peripheral boundary to the main drainage way as required by the Knox County Dept. of Engineering and Public Works.</li> <li>Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.</li> <li>Prior to design plan approval obtain off-site drainage easements as may be required by the Knox County Dept. of Engineering and Public Works.</li> <li>Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area.</li> <li>Meeting all requirements of the approved use on review development plan.</li> <li>A final plat application based on this concept plan will not be accepted for review by the MPC until</li> </ol>
Comments:	<ul> <li>certification of design plan approval has been submitted to the MPC staff.</li> <li>The applicant is proposing to subdivide this 26 acre tract into 76 detached single-family residential lots at a density of 2.93 du/ac. The property is going through the zoning process. MPC has approved PR (Planned Residential) at a density of 1-3 du/ac. The Knox County Commission will act on this rezoning on August 23, 2004. Access to the subdivision is off Washington Pk., a minor arterial street. Sight distance along Washington Pk. can be achieved at the entrance with the relocation of an existing power pole and mowing of some under-growth in the area.</li> <li>EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE</li> <li>1. The proposed subdivision will have minimal impact on local services since water and sewer utilities are in place to serve this site.</li> <li>2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning recommendation.</li> <li>CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE</li> </ul>

			meets the standards for development within a PR	
	2. The proposed The proposed de Sector Plan. The use is compatible	velopment is consistent with the ad e use is in harmony with the general e with the character of the neighborh e the value of adjacent property. Th	ance. general standards for uses permitted on review: opted plans and policies of the General Plan and purpose and intent of the Zoning Ordinance. The bood where it is proposed. The use will not be use will not draw additional traffic through	
	CONFORMITY C	OF THE PROPOSAL TO ADOPTED	PLANS	
	density residentia	al uses. The PR zoning recommendensity of 2.93 du/ac, the proposed so	Northeast County Sector Plan proposal of low led for this site will allow a density up to 3.0 du/ac. ubdivision is consistent with the Sector Plan and	
	of the property.	During the design plan phase, gradi	ust prepare a design plan prior to the development ng, drainage, street design and construction, and igineering requirements before any development	
MPC Action:	Approved		MPC Meeting Date: 8/12/2004	
Details of MPC action:	1. Connection to Health Departme		her relevant requirements of the Knox County	
	2. Provision of st	treet names which are consistent w	th the Uniform Street Naming and Addressing	
	3. Provision of tra		t as required by the Knox County Dept. of	
	Engineering and 4. Provision of si of Engineering ar	ight distance easements within the	development as required by the Knox County Dept.	
	<ol> <li>Align the center</li> <li>Place a note c</li> </ol>	erline of the pavement Road A with on the final plat that all lots will have I of the rezoning of this site to PR (F	the centerline of Wise Springs Rd. access to the internal street system only. Planned Residential) @ 1-3 dwellings per acre by	
	8. Prior to design		ounty Dept. of Engineering and Public Works the e.	
	the main drainage 10. Meeting all a	e way as required by the Knox Cou	pipe and directing it along peripheral boundary to nty Dept. of Engineering and Public Works. County Department of Engineering and Public	
			nage easements as may be required by the Knox	
	County Dept. of Engineering and Public Works. 12. Prior to certification of the final plat for the subdivision, establishing a property owners association			
		nsible for maintenance of the comme equirements of the approved use or		
		pplication based on this concept pla sign plan approval has been submi	n will not be accepted for review by the MPC until tted to the MPC staff.	
Summary of MPC action:		nce 1 because the site's topograph the proposed variance will not created by the proposed variance will not created by the proposed variance will be the pro	y restricts compliance with the Subdivision te a traffic hazard	
	APPROVE the C	Concept Plan subject to 14 condition	S	
Date of MPC Approval:	8/12/2004	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publication?: Action Appealed?:		
	LEGISL	LATIVE ACTION AND DIS	POSITION	
Legislative Body:				
Date of Legislative Action:	Date of Legislative Action, Second Reading:			

Other Ordinance Number References: Disposition of Case, Second Reading:

If "Other":

- Ordinance Number:
- Disposition of Case:
- If "Other":

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: