

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-SE-14-C **Related File Number:** 8-J-14-UR
Application Filed: 6/30/2014 **Date of Revision:**
Applicant: EAGLE BEND DEVELOPMENT

PROPERTY INFORMATION

General Location: Southeast side of Coward Mill Rd., northeast of Pellissippi Pkwy.
Other Parcel Info.:
Tax ID Number: 103 093 **Jurisdiction:** County
Size of Tract: 8.73 acres
Accessibility: Access is via Coward Mill Rd., a collector street with a pavement width of 16' to 18' within a 40' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One detached dwelling and vacant land.
Surrounding Land Use: Property in the area is zoned BP/TO (Business and Technology Park / Technology Overlay), RAE (Exclusive Residential) and A (Agricultural). Detached dwellings on large lots is the predominant use in the area. Business offices are located on Coward Mill Rd. in the vicinity of Pellissippi Pkwy.
Proposed Use: Detached Residential Subdivision **Density:** 2.97 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: 10528 Coward Mill Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) / TO (Technology Overlay)
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: Hensley Estates
No. of Lots Proposed: 26 No. of Lots Approved: 0
Variances Requested: None
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 the Concept Plan subject 10 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works
3. Dedicate 30' from the center line of Coward Mill Rd. for right-of-way as required by the Major Route Plan
4. Provide 25' corner radii as required by the Subdivision Regulations
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions on Coward Mill Rd. from the new intersecting street
6. Prior to certification of the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the storm drainage facilities and any other commonly held assets.
7. Place a note on the final plat that all access is to be provided from the internal road system only excluding lot 5
8. Provide sight distance easements as may be required by the Knox County Dept. of Engineering and Public Works
9. Prior to final plat approval obtain an off-site drainage easement if required by the Knox County Dept. of Engineering and Public Work
10. 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 a 26 lot subdivision which will be developed under the PR (Planned Residential) zoning regulations. The Knox County Commission approved the rezoning of the site with a maximum permitted density of 3.0 du/ac on May 27, 2014.

The applicant has requested a reduction in the peripheral boundary setback from 35' to 15'. MPC has the authority to reduce that required setback if the adjoining property is zoned for residential use. In this case the adjoining property is zoned BP (Business and Technology Park) District. The applicant will be required to provide the full 35' setback or obtain a variance from the Knox County Board of Zoning Appeals.

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. West Knox Utility District can provide water and sewer, electrical service will be provided by Lenoir City Utilities Board and natural gas will be provided by KUB.
2. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary, Karns Middle School and Hardin Valley Academy.
3. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached dwellings.

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

1. With the recommended conditions, the proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other relevant requirements of the Zoning Ordinance.

2. The proposed residential development is consistent with the general standards for uses permitted on review:
- A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The development density of the proposed development is 2.97 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development can comply with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development can meet all the requirements of the PR (Planned Residential) District.
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property. The dwellings proposed in this development will be of similar value to a number of the houses in this area.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments. Coward Mill Rd. is classified as a collector street. With that classification, it is expected to collect traffic from this and the surrounding residential areas and provide a route to other major streets in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site would allow a density up to 3.0 du/ac. which is consistent with the Sector Plan. The proposed development density of 2.97 dwellings per acre is within the development density permitted by the Sector Plan and the zoning of the site.

Action: Denied (Withdrawn) **Meeting Date:** 9/11/2014

Details of Action:

Summary of Action: Withdraw at the request of the applicant

Date of Approval: **Date of Denial:** **Postponements:** 8/14/2014

Date of Withdrawal: 9/11/2014 **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:**