

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 8-SF-04-C **Related File Number:**
Application Filed: 7/12/2004 **Date of Revision:**
Applicant: TRAVIS FULLER
Owner: ELIZABETH ANN MCDONALD

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
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: West side of Wallace Rd., south of Nubbin Ridge Rd.
Other Parcel Info.:
Tax ID Number: 133 077 **Jurisdiction:** County
Size of Tract: 4.5 acres
Accessibility: Access is via Wallace Rd., a minor collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / A (Agricultural)
South: Residences / PR (Planned Residential)
East: Residences / RA (Low Density Residential)
West: Residences / RA (Low Density Residential)
Proposed Use: Detached single-family subdivision **Density:** 3.56 du/ac
Sector Plan: Southwest 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: Wallace Road Planned Unit Development (FKA Emerson Park)
Surveyor: Fulgum MacIndoe & Assoc.
No. of Lots Proposed: 16 **No. of Lots Approved:** 16
Variances Requested:
1. Intersection grade variance on Road A at Wallace Rd., from 1% to 2%.
2. Vertical curve variance on Road A at station 1+60, from 350' to 210'.
3. Vertical curve variance on Road A at station 3+40, from 200' to 120'.
4. Intersection separation variance between Road A and Meadowood Ln., from 300' to 230'.
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 1-4 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 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 Knoxville (Ord. 0-280-90) and Knox County (County Ord. 91-1-102)
3. Place a note on the final plat that all lots will have access to the internal street system only.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Revising the concept plan to provide a 20' front yard setback for Lots 2 and 3, or obtain a variance from the Knox County Board of Zoning Appeals.
6. 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 and detention pond.
7. Meeting all applicable requirements of the Knox County Zoning Ordinances.
8. Meeting all conditions of the use-on-review approval (5-S-04-UR).
9. 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.

With the conditions noted, this plan meets the requirements for approval of a concept plan.

Comments: This proposed development was before the Planning Commission on May 13, 2004 for a use-on-review approval (5-S-04-UR) for 16 detached single-family dwellings. At that time the applicant was proposing to develop the site as a condominium development. The applicant is now requesting approval to develop the 16 detached single-family dwellings on individual lots. There is little change in the layout of the development with this proposal. The lots will be served by a public street. With a proposed density of 3.56 du/ac, the subdivision falls within the approved zoning density of 1 - 3.6 du/ac. All units will have two car garages.

The applicant is requesting a reduction of the front yard setback for lots 2 and 3 of the subdivision to 15'. The required setback is 20'. The reduction of the front yard setback requires approval from the Knox County Board of Zoning Appeals.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved **MPC Meeting Date:** 8/12/2004

Details of MPC action:

Summary of MPC action: APPROVE variances 1-4 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 9 conditions

Date of MPC Approval: 8/12/2004

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: