

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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www.knoxmpc.org

File Number: 8-SF-14-C **Related File Number:**
Application Filed: 7/1/2014 **Date of Revision:**
Applicant: MEDLYN REAL ESTATE

PROPERTY INFORMATION

General Location: East side of Vanosdale Rd., south side of Sheffield Dr.
Other Parcel Info.:
Tax ID Number: 120 B E 001 **Jurisdiction:** City
Size of Tract: 4.88 acres
Accessibility: Access is via Vanosdale Rd., a minor arterial street with a 22' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use: North: School and residences / R-1E (Low Density Exclusive Residential)
South: Residences / R-1E (Low Density Exclusive Residential)
East: Residences / R-1E (Low Density Exclusive Residential)
West: Residences / R-1E (Low Density Exclusive Residential)
Proposed Use: Detached Residential Subdivision **Density:** 2.87 du/ac
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 316 Vanosdale Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1E (Low Density Exclusive 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: The Reserve @ West Hills
No. of Lots Proposed: 14 **No. of Lots Approved:** 14
Variences Requested: 1. Intersection spacing variance from proposed street to Buckingham Dr., from 400' to 347'.
2. Intersection spacing variance from proposed street to Sheffield Dr., from 400' to 305'.
3. Intersection spacing variance from proposed street to Westdale Dr., from 400' to 134'.
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 1-3 because the existing site conditions and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 7 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
3. Installation of sidewalks, as identified on the concept plan, meeting all applicable requirements of the City of Knoxville and the Americans with Disabilities Act (ADA). The sidewalks shall be installed at the time the street improvements are installed for the subdivision.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Prior to final plat approval establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the joint permanent easement and any other commonly held assets such as the common area and stormwater system.
7. 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 in the R-1E (Low Density Exclusive Residential) District.

Comments: The applicant is proposing to subdivide this 4.88 acre tract into 14 lots at a density of 2.87 du/ac. Vanosdale Place Subdivision which is located directly across Vanosdale Rd. was originally subdivided in 1984 at a density of 3.2 du/ac. This property which is zoned R-1E (Low Density Exclusive Residential) has a minimum lot size requirement of 7,500 square feet. The proposed lots range in size from 8,552 to 25,953 square feet. Ten of the proposed lots will be over 10,000 square feet in size.

The proposed subdivision will be served by a Joint Permanent Easement (private street) with access out to Vanosdale Rd. While the original plan proposed a public street with access to both Vanosdale Rd. and Sheffield Dr., the Sheffield Dr. access was eliminated due to the steeper grade of the street. The proposed access onto Vanosdale Dr. has been located so as to maximize the distance from Buckingham Dr. and still keeping adequate distance from the intersection with Sheffield Dr. Any proposed street access to this site would require variances from the intersection separation requirements of the Subdivision Regulations.

The applicant is proposing sidewalks within the subdivision and along the entire street frontage of Vanosdale Rd. The sidewalks shall be installed at the time the street improvements are installed for the subdivision.

Action: Approved as Modified **Meeting Date:** 9/11/2014

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
3. Installation of sidewalks, as identified on the concept plan, meeting all applicable requirements of the City of Knoxville and the Americans with Disabilities Act (ADA). The sidewalks shall be installed at the time the street improvements are installed for the subdivision.

4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Prior to final plat approval establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the joint permanent easement and any other commonly held assets such as the common area and stormwater system.
7. 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.
8. (Added by the MPC) Adding a fence and berm around the retention pond.
9. (Added by the MPC) Changing the access to the lots from a private joint permanent easement to a public street subject to Planning Commission Staff approval of the revised Concept Plan.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the R-1E (Low Density Exclusive Residential) District.

Summary of Action:

APPROVE variances 1-3 because the existing site conditions and topography restrict 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 Approval:

9/11/2014

Date of Denial:

Postponements: 8/14/2014

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: