

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 8-SG-03-C **Related File Number:**
Application Filed: 7/14/2003 **Date of Revision:**
Applicant: HAROLD BYRD
Owner: HAROLD BYRD

PROPERTY INFORMATION

General Location: South side of Murray Dr., north side of Morning Glory Pl.
Other Parcel Info.:
Tax ID Number: 68 P B 6 & 6.01 **Jurisdiction:** City
Size of Tract: 4.55 acres
Accessibility: Access is via Morning Glory Place a local street with a pavement width of 26' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned R-1 residential and A-1 agricultural. The primary use found in the area is single family dwellings. The lots that front on Murray Dr. are generally much larger than those found in the surrounding subdivisions.
Proposed Use: Detached single family subdivision **Density:**
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:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family 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: Hawks Nest
Surveyor: LeMay & Associates
No. of Lots Proposed: 15 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve from 303.5' to 240' at sta. 3+00 of Morning Glory Place.
2. Vertical curve from 128.5' to 60' at sta. 4+75 of Morning Glory Place.
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 sites topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 8 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
2. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Dept. of Engineering.
3. Place a note on the final plat that all lots are to have access from Morning Glory Place only.
4. Connection to sanitary sewer and meeting any other requirement of the Knox County Health Dept.
5. Meeting all requirements and obtaining all required permits form the Tenn. Dept. of Environment and Conservation.
6. Place a note on the final plat that all structures have to be located at least 50' from the top of any closed contour area on this site. (See comments section for exception).
7. 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 staff.
8. All lots being a minimum of 75' wide at the building line and meeting all other applicable requirements of the Knoxville Zoning Ordinance.
Comments: The plan as originally submitted proposed the access be via Murray Dr. which is only paved to a width of 14' to 16'. Staff informed the applicant that we would not support the development with it connecting to Murray Dr. The site has an alternative access point. Morning Glory Pl., in Pleasant Hill Subdivision, is stubbed to this site. The revised plan does show the access to the proposed development via Morning Glory Place as requested by the staff.

There is a small closed contour area on the site. The applicant intends to fill the depression if permitted to do so by the Tenn. Dept. of Environment and Conservation. All structures will have to be at least 50' from the boundary of this closed contour area. To be able to build within this 50' buffer area, a geotechnical study must be prepared by the applicant's engineer. The findings of the study must state that buildings located within the closed contour area would not be subject to further subsidence. This study is to be reviewed and approved by the Knoxville City Engineer.

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 since all utilities are in place to serve this site.
2. The proposed detached single family subdivision is consistent in use and density with the recent zoning and subdivision development in the area.
3. Access to this project will be limited to Morning Glory Place.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed detached single family subdivision meets the standards for development within the R-1 (Single Family Residential) District and all other requirements of the Zoning Ordinances.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: It

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 use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan permits LDR (Low Density Residential) development to occur on this site. Development of this site as proposed (3.30 du/ac) is well within the low density residential density range (less than 6 du/ac).

MPC Action:

Approved

MPC Meeting Date: 9/11/2003

Details of MPC action:

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Summary of MPC action:

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Date of MPC Approval:

9/11/2003

Date of Denial:

Postponements: 8/14/2003

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: