CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	9-SA-03-C	Related File Number:	9-D-03-UR
Application Filed:	8/11/2003	Date of Revision:	
Applicant:	FORT REYNOLDS		
Owner:	MARY HICKMAN		

PROPERTY INFORMATION

General Location:	South side of E. Emory Rd., west of Tazewell Pk.		
Other Parcel Info.:			
Tax ID Number:	21 022	Jurisdiction:	County
Size of Tract:	19.43 acres		
Accessibility:	Access is via E. Emory Road, an arterial street with a pavement	nt width of 21' wit	hin a 50' right-of-way.

GENERAL LAND USE INFORMATION		
Existing Land Use:	Two dwellings and vacant land	
Surrounding Land Use: This area is developed mainly with residential uses under the A agric Commercial development has occurred at the intersection of Tazewe that are zoned CA commercial. Gibbs Elementary and High Schools location.		on of Tazewell Pk. And E. Emory Rd. in areas
Proposed Use:	Detached single family subdivision	Density: 2.58 du/ac

Sector Plan: Northeast 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:



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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Fort Reynolds	
Surveyor:	LeMay & Associates	
No. of Lots Proposed:	50 No. of Lots Approved: 0	
Variances Requested:	 Vertical curve variance from 218.5' to 80' at sta. 0+40 of Burntwood Ln. Vertical curve variance from 193.5' to 100' at sta. 1+55 of Burntwood Ln. Vertical curve variance from 254.75' to 186' at sta. 5+09 of Carriage House Ln. Vertical curve variance from 110.25' to 80' at sta. 0+40 of Openview Ln. Horizontal curve variance from 250' to 150' at sta. 4+30 and 5+50 of Openview Ln. Horizontal curve variance from 250' to 100' at sta. 7+31 of Openview Ln. Broken back curve variance from 150' to 81' at sta. 3+76 of Carriage House Ln. Intersection grade variance from 1% to 2% at three locations. 	

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 1-3 & 5-9 because the site's topography restricts compliance with the Subdivision Regulations, DENY variance 4 because the variance will create a traffic hazard		
	APPROVE the concept plan subject to 11 conditions		
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). On the final plat, identify a sight distance easement across Lot 44. Construction of a sidewalk on one side of every street in the subdivision. Sidewalks are to be 4' wide with a minimum of a 2' planting strip between the back of curb and the sidewalk. All sidewalk construction must comply with the Americans with Disabilities Act. Certification on the final plat by the applicant's surveyor that there is the required sight distance (450') in both directions along E. Emory Rd. Place a note on the final plat that all lots will have access only to the internal street system. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for drainage to the blue line stream along the eastern boundary of the site. Meeting all applicable requirements and obtaining a street connection permit from the Tenn. Dept. of Transportation. Meeting all requirements of the approved Use-on-Review development plan. 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 developers are proposing a 50 lot subdivision on this 19.43 acre site. Access to the development will be via E. Emory Rd. A street entrance permit from the Tenn. Dept. of Transportation will be required to make the connection with E. Emory Rd. The applicant's engineer has moved the entrance to the project as requested by staff. Prior to final plat approval staff will require the engineer to certify that 450' of sight distance is provided in each direction at the entrance to the development. A blue line stream adjoins the eastern boundary of this site. A permit from the Tenn. Dept. of Environment and Conservation will be required within this project. It is the policy of the MPC to require sidewalks when a project is located within the parent responsibility zone for providing transportation to the nearby schools. The staff will require a 4' wide sidewalk on one side of every street in the development. Planning for these sidewalks must be incorporated in the design plan submitted to the Knox County Dept. Engineering and Public Works. Sidewalks must be planned and constructed so they comply with		

the Americans With Disabilities Act.

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 zoning and subdivision development in the area.

3. Immediate access for this portion of the subdivision will be to E. Emory Rd. via the internal road system within the project.

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

1. The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.

2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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.

3. The recommended density of this site is 1-3 dwellings per acre. The proposed 2.58 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast 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 allows a density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.

	Which is consistent		elopment lound in the area.
MPC Action:	Approved		MPC Meeting Date: 9/11/2003
Details of MPC action:	 Health Department Provision of stree System within Knox On the final plat Construction of with a minimum of construction must of Certification on (450') in both direct Place a note on Meeting all appl Works. Meeting all appl Department of Env boundary of the site Meeting all appl Transportation. Meeting all req A final plat app 	Provision of street names which are consistent with the Uniform Street Naming and Addressing stem within Knox County (County Ord. 91-1-102). On the final plat, identify a sight distance easement across Lot 44. Construction of a sidewalk on one side of every street in the subdivision. Sidewalks are to be 4' wide h a minimum of a 2' planting strip between the back of curb and the sidewalk. All sidewalk nstruction must comply with the Americans with Disabilities Act. Certification on the final plat by the applicant's surveyor that there is the required sight distance 50') in both directions along E. Emory Rd. Place a note on the final plat that all lots will have access only to the internal street system. Meeting all applicable requirements of the Knox County Department of Engineering and Public orks. Meeting all applicable requirements and obtaining all required permits from the Tennessee partment of Environment and Conservation for drainage to the blue line stream along the eastern undary of the site. Meeting all applicable requirements and obtaining a street connection permit from the Tenn. Dept. of	
Summary of MPC action: APPROVE variances 1-3 & 5-9 because the site's topography restricts Regulations, DENY variance 4 because the variance will create a traffi			
	APPROVE the con	cept plan subject to 11 conditions	
Date of MPC Approval:	9/11/2003	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: