

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: 9-SA-10-C Related File Number: 9-E-10-UR
Application Filed: 7/27/2010 Date of Revision:
Applicant: SITES TO SEE, INC.

PROPERTY INFORMATION

General Location: Northeast side of Andes Rd., north of David Tippit Way.
Other Parcel Info.:
Tax ID Number: 91 D P 001 Jurisdiction: County
Size of Tract: 11.95 acres
Accessibility: Access is via Andes Rd., a collector street with a pavement width of 21' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Partially developed subdivision
Surrounding Land Use: Zoning in the area consists of A agricultural and RA and PR residential. Development in the area consists of attached and detached dwellings. The first phase of this development contains 34 lot that have been developed with attached dwellings.
Proposed Use: Attached dwellings Density: 4.88du/ac
Sector Plan: Northwest 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: Tippit Village
No. of Lots Proposed: 38 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance from 400' to 352' at sta. 4+76 of Giselle Wy.
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 variance because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

APPROVE the concept plan subject to 4 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Meeting all requirements of the approved use on review development plan (9-B-03-UR)
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. 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 MPC staff.

Comments: The applicant is seeking re-approval of the concept plan for this partially developed subdivision. The first phase of the project contained 34 lots that have been developed with attached dwellings. This request is to develop the remaining portion of the site with more attached dwellings on the 38 proposed lots just as it was approved in 2003. At the time this plan was originally approved the site contained 14.78 acres. Since that time Knox County has taken 2.83 acres of the site for the construction of new Ball Camp Pk./Schaad Rd. improvement. This residential development was started and a substantial portion of the project has been completed reliant on that 2003 approval. The approval of a concept subdivision plan expires, if not completed, five years after the MPC action approving the plan. However, MPC's approval of the development plan through the use on review process does not have an expiration date. As a result, the approved development plan for this project is still valid and with the approval of this concept plan the project will be completed as originally approved. Staff supports the view that this developer is vested in the plan as approved in 2003 and should be permitted to proceed with the project on the reduced acreage.

The site is zoned PR (Planned Residential) at 1-5 du/ac. The proposed development density based on the original 14.78 acre site is 4.88 du/ac. The development will consist of attached zero lot line dwellings. When considered in 2003 this was the third plan MPC had reviewed for this site. The first plan was approved for apartments and the second plan proposed condominiums. All versions of the plan have been very similar in design.

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 attached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.
3. Access to this project will be limited to Andes Rd. via the internal road system of the project.

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

1. The proposed attached 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- 5 dwellings per acre. The proposed 4.88 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 5 du/ac. which is consistent with the Sector Plan and the other development found in the area.

Action: Approved **Meeting Date:** 3/13/2014

Details of Action:

Summary of Action: APPROVE variance because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

APPROVE the concept plan subject to 4 conditions

Date of Approval: 3/13/2014 **Date of Denial:** **Postponements:** 9/9/2010

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: