

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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File Number: 9-SA-13-C **Related File Number:** 9-E-13-UR
Application Filed: 7/29/2013 **Date of Revision:**
Applicant: BENCHMARK ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: South side of Deane Hill Dr., east of Morrell Rd.
Other Parcel Info.:
Tax ID Number: 120 E D 004 **Jurisdiction:** City
Size of Tract: 5.65 acres
Accessibility: Access is via Deane Hill Dr., a major collector street with a pavement width of 20' within a 60' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: One dwelling and vacant land
Surrounding Land Use: This area has established residences, zoned R-1 and RP-1, and new residential development to the east, zoned RP-1.
Proposed Use: Attached residential subdivision **Density:** 4.96 du/ac
Sector Plan: West 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: RP-1 (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: Deane Hill Village
No. of Lots Proposed: 28 **No. of Lots Approved:** 0
Variances Requested: 1. Reduce the required pavement width for a public street from 26' wide to 24' wide
2. Vertical curve variance from K value of 25 to K value of 15 AT STA. 0+32 OF Road A
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 site's configuration and topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

Staff Recomm. (Full): APPROVE the concept plan subject to 10 conditions

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Engineering Department.
3. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 0-280-90).
5. Meeting all applicable requirements of the Knoxville Fire Marshall's Office.
6. Participation in KUB's sewer capacity reservation program
7. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
8. Place a note on the final plat that all units will have access only to the internal street system
9. Placing a note on the final plat that the 5' wide internal drainage and utility easement will be provided except under buildings
10. 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: This is the third concept plan that has been submitted for this property. All of the requests have proposed 28 dwellings. However, each plan has proposed a different configuration. The first plan approved was for a condominium development. The second plan proposed a combination of detached and attached dwelling units. This plan proposes 28 attached units with each unit sitting on it's own lot.. The development will access Deane Hill Dr., and will provide internal access via a public street. Due to the width of the site, the applicant has requested that a variance to the required width of a public street be decreased from 26' to 24' in width. Each unit will have a driveway and a two-car garage. Since the units will be provided with a two-car garage the applicant has requested that a fifteen foot front setback be permitted for each unit.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed condominium development will place minimal additional demand on schools and streets.
2. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
3. The proposed development is consistent with the use and density of recent zoning changes and subdivision development in the area.

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

1. The proposed residential development is consistent with all relevant requirements of the RP-1 zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use in is 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 a substantial amount of additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The West City Sector Plan identifies this property as low density residential. The RP-1 zoning approved for this site allows a density up to 5 du/ac. This density is consistent with the Sector Plan and the other development found in the area.

Action: Approved **Meeting Date:** 9/12/2013

- Details of Action:**
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Summary of Action: APPROVE variances 1 & 2 because the site's configuration and topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 10 conditions

Date of Approval: 9/12/2013 **Date of Denial:** **Postponements:**

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:**

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