

# 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  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 9-SA-14-C                      **Related File Number:** 9-F-14-UR  
**Application Filed:** 7/28/2014              **Date of Revision:**  
**Applicant:** J & J DEVELOPMENT COMPANY

### PROPERTY INFORMATION

**General Location:** Northwest terminus of Saddlebrooke Dr., northwest of E. Emory Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 38 044                      **Jurisdiction:** County  
**Size of Tract:** 13.95 acres  
**Accessibility:** Access to this portion of the project is via Saddlebrooke Dr., a local street within the development with a pavement width of 26' within a 50' wide right-of-way. Access to the subdivision is via E. Emory Rd., a major arterial street with a pavement width of 22' within a 50' wide right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Partially developed subdivision  
**Surrounding Land Use:** Property in the area is zoned A agricultural and RA and PR residential. Development in the area consists primarily of detached dwellings.  
**Proposed Use:** Detached dwellings                      **Density:** 2.66 du/ac  
**Sector Plan:** North 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:** Village at Saddlebrooke  
**No. of Lots Proposed:** 54      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Horizontal curve radius from 250' to 100' at sta 22+50 of Saddlebrooke Dr.  
**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 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVR the concept plan subject to 4 conditions

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
2. Provision of a 5' wide sidewalk with a two foot wide planting strip on one side of each proposed street. All sidewalk construction must be in conformance with the provisions of the Americans With Disabilities Act.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. 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 applicant is proposing a new concept plan for this portion of the Village of Saddlebrooke Subdivision. The original plan for this subdivision proposed 98 lots for detached dwellings and 94 lots for attached dwellings. All of the lots that that were originally approved for detached dwellings have been developed. A portion of the area that was to be attached dwellings has already been developed with 23 lots with detached dwellings currently being constructed on those lots. This project will complete the subdivision and it will contain 54 lots. The applicant is now proposing only detached dwellings for these lots. As a result of changes from the original concept plan the overall density of the subdivision has dropped from 2.91 dwellings per acre to 2.66 dwellings per acre.

The applicant has requested a reduction in the peripheral boundary setback from 35' to 25'. MPC has the authority to reduce that required setback if the adjoining property is zoned for residential use. In this case the adjoining property is zoned A (Agricultural), PR (Planned Residential) or RA (Low Density Residential). Reduction of the peripheral boundary setback as requested will not negatively impact the surrounding properties.

**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.. All roads and utilities are in place.
2. Any school age children living in this development are presently zoned to attend Halls Elementary, Halls Middle and Halls High Schools..
3. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached dwellings.

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

1. With the recommended conditions, the proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other relevant requirements of the Zoning Ordinance.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
  - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The development density of the proposed development is 2.66 dwellings per acre.

- B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development can comply with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development can meet all the requirements of the PR (Planned Residential) District.
- C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
- D. The use will not significantly injure the value of adjacent property. The dwellings proposed in this development will be of similar value to a number of the houses in this area.
- E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments. E. Emory Rd. is classified as an arterial street. With that classification, it is expected to collect traffic from this and the surrounding residential areas and provide a route to other major streets in the area.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North 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 would allow a density up to 4.0 du/ac. which is consistent with the Sector Plan. The proposed development density of 2.66 dwellings per acre is within the development density permitted by the Sector Plan and the zoning of the site.

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

- Details of Action:**
- 1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
  - 2. Provision of a 5' wide sidewalk with a two foot wide planting strip on one side of each proposed street. All sidewalk construction must be in conformance with the provisions of the Americans With Disabilities Act.
  - 3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
  - 4. 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.

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

APPROVR the concept plan subject to 4 conditions

**Date of Approval:** 9/11/2014 **Date of Denial:** **Postponements:**  
**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

<b>Legislative Body:</b>	Knox County Chancery Court	
<b>Date of Legislative Action:</b>		<b>Date of Legislative Action, Second Reading:</b>
<b>Ordinance Number:</b>		<b>Other Ordinance Number References:</b>
<b>Disposition of Case:</b>		<b>Disposition of Case, Second Reading:</b>
<b>If "Other":</b>		<b>If "Other":</b>
<b>Amendments:</b>		<b>Amendments:</b>
<b>Date of Legislative Appeal:</b>		<b>Effective Date of Ordinance:</b>