CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 9-SB-06-C Related File Number: 9-A-06-UR

Application Filed: 7/28/2006 Date of Revision:

Applicant: PRESTIGE DEVELOPMENT

Owner: PRESTIGE DEVELOPMENT



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www.•knoxmpc•org

PROPERTY INFORMATION

General Location: Northwest side of Cunningham Rd., at the north end of Ferndale Rd.

Other Parcel Info.:

Tax ID Number: 48 5 Jurisdiction: County

Size of Tract: 17.3 acres

Accessibility: Access is via Cunningham Rd., a major collector street with a 23' pavement width within a 50' right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land

Surrounding Land Use: North: Beaver Creek and vacant land / F (Floodway) & A (Agricultural)

South: Residences / RA (Low Density Residential)
East: Residences / RA (Low Density Residential)
West: Residences / RB (General Residential)

Proposed Use: Detached residential subdivision Density: 1.31 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) Pending & F (Floodway)

Former Zoning:
Requested Zoning:
Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Wallingford Estates

Surveyor: Robert G. Campbell and Associates

No. of Lots Proposed: 14 No. of Lots Approved: 14

Variances Requested:

1. Intersection spacing variance along Cunningham Rd. from the subdivision entrance to Ferndale Rd.,

from 300' to 105'.

2. Vertical curve variance at STA 11+00, from 187.5' to 175'.

3. Vertical curve variance at STA 12+25, from 100' to 75'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-3 because the site's topography and existing residences restrict compliance

with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 11 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

4. Meeting all requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.

5. Placing a note on the final plat that all lots except Lots 13 and 14 shall have access from the internal road system only.

6. Placing a note on the final plat that Lots 13 and 14 shall have on-site turnaround driveways.

7. Certification on the final plat by the applicant's surveyor that 400' of sight distance exits in both directions at the proposed subdivision entrance and at the driveways for Lots 13 and 14 on Cunningham Rd.

8. Establishing a greenway easement along Beaver Creek, if required by the Knox County Greenways Coordinator.

9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and all amenities.

10. Meeting all requirements of the approved use on review development plan.

11. 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 proposing to subdivide this 17.02 acre tract into 14 detached residential lots. Approximately 6.34 acres of the site are within the floodway of Beaver Creek leaving 10.68 acres outside of the floodway. Only the acreage outside of the floodway can be used for density calculations. With 14 lots on 10.68 acres the proposed site density is 1.31 du/ac. The Planning Commission recommended approval of a rezoning request (8-B-06-RZ) to PR (Planned Residential) at up to 3 du/ac and F (Floodway) on August 10, 2006. The Knox County Commission will consider the rezoning request on September 25, 2006.

In order to achieve the required sight distance in both directions along Cunningham Rd. for the subdivision street and driveways for Lots 13 and 14, grading work will be required along the front of Lot 13. The surveyor will also be required to certify on the final plat that the required sight distance has been obtained.

The Knox County Parks Plan shows a proposed greenway along Beaver Creek in this area. Staff is recommending a condition that the applicant establish a greenway easement along Beaver Creek, if required by the Knox County Greenways Coordinator.

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MPC Action: Approved MPC Meeting Date: 9/14/2006

Details of MPC action:1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

- 2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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- 9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and all amenities.
- 10. Meeting all requirements of the approved use on review development plan.
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Summary of MPC action: APPROVE variances 1-3 because the site's topography and existing residences restrict compliance

with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 11 conditions

 Date of MPC Approval:
 9/14/2006
 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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