

# 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-SB-17-C                      **Related File Number:** 9-F-17-UR  
**Application Filed:** 7/31/2017              **Date of Revision:**  
**Applicant:** BRIAR ROCK PARTNER, LLC

## PROPERTY INFORMATION

**General Location:** East of terminus of Creek Bank Ln., east of Chimney Rock Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 122 K B 00101 PART                      **Jurisdiction:** City  
**Size of Tract:** 8.04 acres  
**Accessibility:** Access will be via the extension of Creek Bank Dr., a local street with a pavement width of 26' within a 50' wide right-of-way that has been stubbed to the site.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Partially developed subdivision and vacant land  
**Surrounding Land Use:** Property in the area is zoned RA residential and A agricultural. Development in the area consists primarily of detached dwellings with the exception of the attached dwellings that were done as an earlier part of this subdivision.  
**Proposed Use:** Detached residential subdivision                      **Density:** 3.73 du/ac this phase & 2.98 du/ac total development  
**Sector Plan:** South County                      **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: Woodson Trail  
No. of Lots Proposed: 30                      No. of Lots Approved: 0  
Variances Requested: None  
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 the concept plan subject to 6 conditions  
Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.  
2. Prior to design plan approval for this unit of the Subdivision address/correct all of the identified deficiencies in the previously approved units of the subdivision as per the requirements of the City Engineering Dept.  
3. Posting the speed limit within the entire subdivision at 25 mile per hour (MPH)  
4. Meeting all applicable requirements of the City Stormwater Control Ordinance  
5. Meeting all other applicable requirements of the City Engineering Dept.  
6. 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 to develop 30 lots in this unit, phase 4, of Woodson Trail Subdivision. MPC approved plans for the overall development of the subdivision in 2002 and again in 2007. The 2007 plan proposed a total of 91 lots which would be developed with a mixture of attached and detached dwellings. With this concept plan and the previously recorded lots, the subdivision will now contain a total of 87 lots. The total number of attached units has been reduced and, with the approval of this concept plan, the number of permitted detached units will be increased. As approved in 2007 the development density of the subdivision would have been 3.08 du/ac. With the approval of this phase of the subdivision the overall density will be reduced to 2.98 du/ac.

The City Engineering Dept. has informed this applicant that some of the earlier developed portions of the subdivision have design/construction deficiencies that are going to have to addressed before they will sign off on the Design Plan for this phase of the development. The problem areas date back to the time when the other roads in the subdivision were being built by a previous developer. Rock was encountered which resulted in the road construction not meeting the City's standard. The City Engineering Dept. has recommended that the speed limit in this subdivision be posted at 25 MPH. Discussions regarding possible remedies to the deficiencies will continue between the developer and the City.

**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 water and sewer will be provided to this site.
2. This phase of Woodson Trail Subdivision at a density of 3.73 du/ac, is consistent in use and density with the zoning of the property which would permit up to 5 du/ac.
3. Any school age children living in this development are presently zoned to attend Mount Olive Elementary, South-Doyle Middle School and South Doyle High School.

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

1. The proposed detached residential subdivision meets the standards for development within the RP-1 District and with the recommended conditions it will meet all of the other requirements for approval of a use on review:
  - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan and One Year Plan. The South County Sector Plan proposes this site for low density

residential use which may permit a maximum density of 5.99 dwellings per acre.

B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knoxville Zoning Ordinance.

C. The use is compatible with the character of the neighborhood where it is proposed.

D. The use will not significantly injure the value of adjacent property.

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.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan designates this property for low density residential use. The approved RP-1 zoning for this property allows consideration of up to 5 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 2.98 du/ac is consistent with the Sector Plan and the current zoning designation.

2. The site is located in the Urban Growth (within the City) as shown on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 9/14/2017

**Details of Action:**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Prior to design plan approval for this unit of the Subdivision address/correct all of the identified deficiencies in the previously approved units of the subdivision as per the requirements of the City Engineering Dept.
3. Posting the speed limit within the entire subdivision at 25 mile per hour (MPH)
4. Meeting all applicable requirements of the City Stormwater Control Ordinance
5. Meeting all other applicable requirements of the City Engineering Dept.
6. 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 the concept plan subject to 6 conditions

**Date of Approval:** 9/14/2017 **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:**