

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 9-SC-03-C **Related File Number:** 9-F-03-UR
Application Filed: 8/11/2003 **Date of Revision:**
Applicant: S & E PROPERTIES
Owner: S & E PROPERTIES

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
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
w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: West side of Fox Rd., north of Tan Rara Dr.
Other Parcel Info.:
Tax ID Number: 143 107 **Jurisdiction:** City
Size of Tract: 76.5 acres
Accessibility: Access is via Fox Rd., a collector street with a pavement width of 22' within the I-140 right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned PR and RA residential. Development in the area consists of single family dwellings and Pellissippi Parkway.
Proposed Use: Detached single family subdivision **Density:** 1.87 du/ac
Sector Plan: Southwest 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: Fox Road Subdivision - Revised
Surveyor: Cannon & Cannon
No. of Lots Proposed: 143 **No. of Lots Approved:** 0
Variances Requested:
1. Road grade variance on Road G from 12% to 13% between stations 0+88 to 3+25.
2. Road grade variance on Road J from 12% to 14% between stations 3+00 to 5+25.
3. Intersection grade variance from 1% to 2% at three locations and 1% to 3% at five locations.
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 1-3 because the site's topography restricts 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. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
2. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions at the subdivision entrance looking on to Fox Road.
3. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Dept. of Engineering.
4. Place a note on the final plat that all lots will have access from the internal street system only.
5. Meeting all requirements of the approved use on review development plan.
6. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
7. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
8. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
9. Obtaining a street connection permit from the Tenn. Dept. of Transportation.
10. Place a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour areas) on this site. (See comment section for exception).
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 applicants are proposing a 143 lot single family subdivision on this 76.51 acre site. The MPC recommended RP-1 (Planned Residential) zoning at 1-3 du/ac at their April 10, 2003 meeting. City Council approved MPC's recommendation at their August 6, 2003 meeting. At the July 10, 2003 MPC meeting a concept plan was approved for this site that contained 136 lots. The present plan proposes 143 lots. The road system within the proposed development is very similar to the roads as they were when previously approved.

There are a number of natural elements that make designing a subdivision for this site difficult. The entrance will require the crossing of a creek and traversing a steep grade. The remainder of the site has areas of very steep topography, and two sinkholes or closed contour areas are located on the site. All structures will have to be at least 50' from the boundary of these closed contour areas. To be able to build within this 50' buffer area, a geotechnical study must be prepared by the applicant's engineer. The findings of the study must state that buildings located within the closed contour area would not be subject to further subsidence. This study is to be reviewed and approved by the Knoxville City Engineer. The applicants have adjusted the lot sizes to conform with the "Hillside" section of the Subdivision Regulations. Additionally, the road grades have been reduced to their lowest possible point based on this proposed road plan.

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 detached single family subdivision is consistent in use and density with the recent zoning and subdivision development in the area.

3. Access to this project will be limited to Fox Road via the internal road system.

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

1. The proposed detached single-family subdivision meets the standards for development within the RP-1 (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: It 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 1-3 dwellings per acre. The proposed 1.87 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan was amended by MPC to permit LDR (Low Density Residential) development to occur on this site. Development of this site at 1.87 du/ac is consistent with the approved plan amendment and other recent subdivision development in the area.

MPC Action: Approved **MPC Meeting Date:** 9/11/2003

- Details of MPC action:**
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Summary of MPC action: APPROVE variances 1-3 because the site's topography restricts 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: 9/11/2003 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:**