

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 9-SD-01-C **Related File Number:**
Application Filed: 8/13/2001 **Date of Revision:**
Applicant: SCHAAD MANAGEMENT COMPANY
Owner: JMP DEVELOPMENT CO, LLC

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
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PROPERTY INFORMATION

General Location: North end of Moss Creek Rd., north of Pleasant Ridge Rd.
Other Parcel Info.:
Tax ID Number: 80 H A 2 & 2.01 **Jurisdiction:** City
Size of Tract: 16 acres
Accessibility: Access is via Moss Creek Rd., a local street, with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land / RP-1 (Planned Residential)
South: Attached single-family residences (Moss Creek) / RP-1 (Planned Residential)
East: Single-family residences / R-1A (Low Density Residential)
West: Single-family residences / R-1A (Low Density Residential), R-1 (Single Family Residential) & A-1 (General Agricultural)
Proposed Use: Attached single-family subdivision **Density:** 4.3 du/ac
Sector Plan: Northwest 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: Moss Creek, Unit 6
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 69 **No. of Lots Approved:** 0
Variances Requested:
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 the Concept Plan subject to 12 conditions
Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
3. Prior to the 100th building permit being issued for the Moss Creek development, the applicant shall conduct a cost analysis study for construction of the left turn lane on Pleasant Ridge Rd., required by the original Use-on-Review conditions. The applicant shall provide the necessary funds to the City for the construction of left turn lane (prior to the 100th building permit) and the City will construct the turn lane either as a part of or independent of the proposed road improvements to Pleasant Ridge Rd.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkhole located at the north end of the site.
6. Revising the development plan to include Type "C" landscape screening (a row of small evergreen trees on 20' centers - installed height of 6') along the peripheral boundary in a continuous row behind units 99 - 123 and units 158 - 167.
7. Installation of landscaping as shown on the revised development plan within six months of the issuance of occupancy permits for this project.
8. Meeting all applicable requirements of the Knoxville City Arborist.
9. Meeting all conditions of the approved Use-on-Review development plan (2-B-94-UR) and subsequent revisions (1-C-00-UR).
10. The recreational improvements required by the March 9, 2000 Use-on Review approval (1-C-00-UR), shall be completed prior to any building permits being issued for this unit of the subdivision.
11. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
12. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments: Moss Creek Villas (FKA - Pleasant Hill Condominiums) was originally approved on July 14, 1994 as a Concept Plan/Use-on-Review (2-SA-94-C/2-B-94-UR). The development plan was approved for a maximum of 193 attached dwellings and 15 detached dwellings on individual lots with 7 conditions (See attachment). To date, 97 lots have been platted, with permits for 94 attached dwellings and 1 detached dwelling. The Concept Plan that was approved for the development has expired. The applicant is requesting approval of a new Concept Plan for a total of 69 attached single-family lots. With development under this Concept Plan, the applicant will still have 42 dwellings available under the Use-on-Review approval for the remainder of the property (approximately 22.6 acres) located north of this proposed site. The proposed Concept Plan is the same as the previous plan except for the addition of four lots located on the west side of Road "A" (extension of Moss Creek Rd.).

On March 9, 2000, the Planning Commission approved a revision to one of the Use-on-Review conditions dealing with walking paths and recreation and open space areas (See attachment for 1-C-00-UR). The new recreation plan for the development approved by the Planning Commission identified a central recreation area located northwest of Boones Creek Ln. that includes a grass area, open area

and picnic facilities with access provided via 3 walking trails that tie into existing and proposed streets. A condition of the March 9, 2000 approval was that the recreational amenities had to be in place within one year of the Use-on-Review approval. It has been approximately 18 months since that approval and the recreational area and amenities have not been constructed. Staff is recommending that the recreational amenities be put in place prior to any building permits being issued for lots proposed under this Concept Plan.

Another condition of the original Use-on-Review required a left turn lane on Pleasant Ridge Rd. to be constructed by the applicant prior to the 100th building permit being issued for this project. A traffic signal has been installed at the entrance to the development on Pleasant Ridge Rd., however, a left turn lane was not included in the improvements. The Traffic Impact Study submitted for this project recommends no off-site improvements for the development because of the City's proposed improvements to Pleasant Ridge Rd. This project will include the widening of the existing two-lane roadway to a three-lane section with curb and gutter. Construction is projected to begin in 2003. The City is requesting that the applicant conduct a cost analysis study for construction of the left turn lane on Pleasant Ridge Rd., required by the original Use-on-Review conditions. The applicant shall provide the necessary funds to the City for the construction of left turn lane (prior to the 100th building permit) and the City will construct the turn lane either as a part of or independent of the proposed road improvements to Pleasant Ridge Rd.

To help reduce the impact of the proposed attached dwellings on the existing detached single-family residences that border this proposed development along the eastern and western property boundaries, Staff is recommending that the applicant add Type "C" landscape screening (a row of small evergreen trees on 20' centers - installed height of 6') along the peripheral boundary in a continuous row behind units 99 - 123 and units 158 - 167. (See attached sheet on Type "C" landscape screening)

MPC Action: Approved **MPC Meeting Date:** 9/13/2001
Details of MPC action:
Summary of MPC action: APPROVE the Concept Plan subject to 12 conditions
Date of MPC Approval: 9/13/2001 **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:**