

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 9-SE-05-C **Related File Number:** 9-F-05-UR
Application Filed: 8/8/2005 **Date of Revision:**
Applicant: OAKLEIGH, GP
Owner: RIVER MEADOWS, GP

PROPERTY INFORMATION

General Location: South side of Millertown Pk., east of Ellistown Rd.
Other Parcel Info.:
Tax ID Number: 51 B A 001 OTHER: 051 - 018, PT. 01801 & PT. 02001 **Jurisdiction:** County
Size of Tract: 31.04 acres
Accessibility: Access is via Millertown Pike, a minor arterial street with 20' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned PR residential, CA commercial and A agricultural. Development in the area consists of single family dwellings a convenience store.
Proposed Use: Detached single family subdivision **Density:** 3.93 du/ac
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Urban 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
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: Summerfield
Surveyor: GBS Engineering
No. of Lots Proposed: 122 **No. of Lots Approved:** 0
Variances Requested:
1. Horizontal curve variance from 250' to 150' at stations 32+50 and 36+50 of Road F
2. Broken back curve tangent variances from 150' to 107.34' at sta 31+00 and from 150' to 117' at sta.35+00 of Road F
3. Broken back curve tangent variances from 150' to 111.24 at sta 3+00 of Road G
4. Broken back curve tangent variances from 150' to 70' at sta 2+50 of Road J
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 1-4 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 13 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
2. Showing the stream that crosses the site on the plan and establishing the 30' required stream buffer.
3. As part of the design plan provide a detailed grading plan for lots 8, 9, 10, 21 and 22 to demonstrate that these will be buildable lots.
4. Place the standard note on the design plan reflecting Knox County's requirement for road compaction standards
5. As part of the design plan establish sight distance easements on all lots as required by the Knox County Dept. of Engineering and Public Works.
6. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept
7. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (0-280-90)
8. Placing a note on the final plat that all lots will have access from the internal street system only
9. Prior to final plat approval establish a homeowners association for the purpose of assessing fees for the maintenance of the detention facility and any other commonly held assets.
10. Certification on the final plat by the applicant's engineer that there is 400' of sight distance in both directions on Millertown Pk.
11. Final approval of the rezoning of this site to PR (Planned Residential) at 3.93 du/ac or greater
12. Meeting all requirements of the approved Use on Review for this site
13. 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 31.04 acre site into 122 detached single-family lots at a density of 3.93 du/ac. The Planning Commission recommended rezoning this site to PR (Planned Residential) at a density of 1-4 du/ac at its August 11, 2005 meeting. The Knox County Commission will act on the rezoning of this site at their September 26, 2005 meeting.

The staff has concerns regarding a number of lots proposed by this plan. Lot 8-10 and 22 and 22 may be unbuildable due to amount of grading required for the road construction along the frontage of those lots. We will ask the applicant's engineer to provide detailed grading plans for each of these lots showing how a dwelling can be built on the lots.

A blue line stream crosses this site. The stream along with the required 30' buffer was not shown on the plan. Had this information been shown on the plan, staff would have been able to determine if there would be building areas on the impacted lots. The stream and buffer area will have to be shown on the design plan drawings. It will be determined if there is a buildable area on each lot as part of the design plan review.

Due to the curvature of Road F in the area of the loop section, sight distance easements will be required across a number of lots. These easements will be established as part of the design plan review. These easements may impact some of the lots to the point that building sites may not exist on each proposed lot.

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 utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recommended zoning.
3. Any school age children living in this development are presently zoned to attend East Knox Elementary, Carter Middle and Carter High Schools.

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

1. The proposed detached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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 Knox County commission will act on the rezoning of this at its September 26, 2005 meeting.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan identifies this property for low residential use. The recommended PR zoning for this site will allow a density up to 4.0du/ac. At a proposed density of 3.93 du/ac, the proposed subdivision is consistent with the Sector Plan and the recommended zoning density.

MPC Action:

Approved

MPC Meeting Date: 9/8/2005

Details of MPC action:

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Summary of MPC action:

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Date of MPC Approval:

9/8/2005

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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: