

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-SE-15-C **Related File Number:** 9-H-15-UR
Application Filed: 7/27/2015 **Date of Revision:**
Applicant: SAFE HARBOR DEVELOPMENT

PROPERTY INFORMATION

General Location: South & East side of Sam Lee Rd., west of Solway Rd.
Other Parcel Info.:
Tax ID Number: 103 072 PT. **Jurisdiction:** County
Size of Tract: 109.6 acres
Accessibility: Access is via Sam Lee Rd., a collector street with a pavement width of 18' within a 40' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned BP/TO, OB/TO, PR and A.. Development in the area consists of apartments and Pellissippi State Community College to the south and east. Detached dwellings are located to the north and west of the site.
Proposed Use: Detached residential subdivision **Density:** 2.48 du/ac
Sector Plan: Northwest 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) OB (Office, Medical and Related Services) & TO (Technology Overlay)
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: Safe Harbor Development

No. of Lots Proposed: 261 **No. of Lots Approved:** 0

Variances Requested:

1. Horizontal curve radius from 250' to 175' at sta 50+25 of Road A
2. Horizontal curve radius from 250' to 225' at sta 20+00 of Road E
3. Horizontal curve radius from 250' to 100' at sta 4+25 of Road J
4. Horizontal curve radius from 250' to 100 at sta 6+50 of Road J
5. Horizontal curve radius from 250' to 200' at sta 10+50 of Road J
6. Horizontal curve radius from 250' to 150' at sta 13+50 of Road K
7. Broken back curve tangent length from 150' to 121' between sta 35+42 and sta 36+63 of Road A
8. Broken back curve tangent length from 150' to 118' between sta 48+38 and sta 49+55 of Road A
9. Broken back curve tangent length from 150' to 138' between sta 2+08 and sta 3+46 of Road J
10. Vertical curve variance from 225' to 135' at sta 48+15 of Road A
11. Vertical curve variance from 125' to 75' at sta 49+50 of Road A
12. Vertical curve variance from 96' to 60' at sta 0+40 of Road B

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 - 12 because the site's shape restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 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 (County Ord. 91-1-102)
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions at both proposed subdivision entrances on Sam Lee Rd.
6. Place note #9 from the concept plan which deals with building in the vicinity of the a sinkhole on the final plat
7. Place a note on the final plat that all lots will have access only to the internal street system.
8. 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, recreational amenities and drainage system.
9. Construction of 5' wide sidewalks with a minimum of a 2' wide planting strip, as shown on the revised concept plan, along one side of portions of roads B, D, E, I, K & A. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act
10. 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 a 261 lot detached residential subdivision on 109.6 acres. Approximately 75 acres of the site was rezoned in 2004 to PR (Planned Residential) at a density of up to 2.5 dwellings per acre. The development density of the PR zoned portion of the proposed subdivision is 2.48 du/ac. The remaining 34 acres of the site is zoned OB (Office, Medical and Related Services) which permits residential development as regulated in the RB (General Residential) zone. The RB regulations require that all lots contain a minimum of 10,000 sq. ft. and it requires greater building setbacks than the PR zone.

It has been the practice of the MPC to require that a development with more than 150 lots have multiple access points. The proposed plan shows that access to this development will via two entrances. Both access points will be to Sam Lee Rd. At present, Sam Lee Rd. is classified as a collector street with a pavement width of 18 feet. Before the final plat is approved for this project, the applicant's engineer will be required to certify that the required sight distance is present at the Sam

Lee Rd. entrances. Because this project will generate more than 750 trips per day, a traffic study was required. The traffic study did not identify that any road improvements would be necessitated by this subdivision.

Due to the size of the development, staff has requested that amenities be provided within the subdivision. A community swimming pool and clubhouse are proposed as amenities to be constructed as part of this project. The applicant has stated that the amenities will be constructed as part of the first phase of this development. Staff has recommended that sidewalks be provided in the development in order to provide for pedestrian access to the amenities area. Additionally, sidewalks help with building a sense of community in the subdivision.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have a minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the recent rezoning recommendation.

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

1. The proposed detached residential 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 non-residential traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Northwest County Sector Plan proposal of low density residential uses. The PR and OB zoning of this site will allow a density up to 2.5 du/ac. At a proposed density of 2.48 du/ac, the proposed PR zoned portion of the subdivision is consistent with the Sector Plan and recommended zoning density. The proposed density of 2.39 du/ac for the entire project is consistent with the LDR (Low Density Residential) designation of the site.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

Action: Approved **Meeting Date:** 9/10/2015

- Details of Action:**
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Summary of Action: APPROVE variances 1 - 12 because the site's shape restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions

Date of Approval:

9/10/2015

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: