

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 9-SF-04-C **Related File Number:** 9-J-04-UR  
**Application Filed:** 8/9/2004 **Date of Revision:**  
**Applicant:** S & E PROPERTIES  
**Owner:** S & E PROPERTIES ERIC MOSELEY

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  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

### PROPERTY INFORMATION

**General Location:** Northwest side of Dogwood Dr., south of Merriwood Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 134 H E 012 **Jurisdiction:** County  
**Size of Tract:** 10.65 acres  
**Accessibility:** Access is via Dogwood Dr., a local street with up to a 17' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Residences / RB (General Residential)  
South: Residences / A (Agricultural)  
East: Residences / A (Agricultural)  
West: Vacant land and residences / A (Agricultural)  
**Proposed Use:** Detached single-family subdivision **Density:** 2.07 du/ac  
**Sector Plan:** Southwest County **Sector Plan Designation:**  
**Growth Policy Plan:** Rural 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)  
**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:** The Ridge at Westmoreland

**Surveyor:** Tenn Valley Surveying

**No. of Lots Proposed:** 22                      **No. of Lots Approved:** 22

**Variances Requested:**

1. Vertical curve variance on Road A at station 3+07, from 545.25' to 400'.
2. Horizontal curve variance on Road A at station 1+89.59, from 250' to 150'.
3. Horizontal curve variance on Road A at station 3+82.85, from 250' to 150'.
4. Horizontal curve variance on Road A at station 6+93.75, from 250' to 150'.
5. Reverse curve tangent variance on Road A from station 2+26.91 to 2+71.51, from 50' to 44.6'.
6. Maximum street grade variance on Road A, from 12% to 14%.

**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 variances 1 - 6 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 9 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. Identifying the minimum floor elevations (MFE's) for Lots 2, 3, 20 and 21 at the design plan stage of the subdivision and listing the MFE's for those lots on the final plat.
4. Widening Dogwood Dr., from the entrance of the proposed subdivision to Whitower Dr. to a width and standard acceptable to the Knox County Department of Engineering and Public Works. The developer shall be responsible for the costs associated with this improvement and shall submit design plans for the improvements during the design plan stage of the subdivision. During the design plan review, the Knox County Department of Engineering and Public Works staff shall establish the timing sequence for the improvements.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. Including a line of sight easement across Lots 19 and 20 on the final plat in order to provide the needed sight distance for the curve in Road A.
8. Meeting all requirements of the approved use on review development plan.
9. 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 22 lot detached single-family subdivision on a 10.65 acre tract at a density of 2.07 du/ac. Access to this property is via Dogwood Dr. a local street. The Planning Commission recommended approval of a sector plan amendment to Low Density Residential and Slope Protection Area and a rezoning request to PR (Planned Residential) at a density of 1-3 du/ac at the August 12, 2004 meeting (8-A-04-SP/8-J-04-RZ). The Knox County Commission approved the requests on September 27, 2004.

The applicant had submitted a letter to staff, at the time the rezoning request was before the Planning Commission, regarding their agreement to widen Dogwood Dr., from the entrance of the proposed subdivision to Whitower Dr. to a width and standard acceptable to the Knox County Department of Engineering and Public Works. That commitment is addressed in condition #4 of staff's recommendation. The developer shall be responsible for the costs associated with this improvement and shall submit design plans for the improvements during the design plan stage of the subdivision. During the design plan review, the Knox County Department of Engineering and Public Works staff shall establish the timing sequence for the improvements. The Knox County Department of Engineering and Public Works staff has approved the increase of the intersection grade from 1% to 3%.

**MPC Action:** Approved

**MPC Meeting Date:** 10/14/2004

**Details of MPC action:**

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. Identifying the minimum floor elevations (MFE's) for Lots 2, 3, 20 and 21 at the design plan stage of the subdivision and listing the MFE's for those lots on the final plat.
4. Widening Dogwood Dr., from the entrance of the proposed subdivision to Whitower Dr. to a width and standard acceptable to the Knox County Department of Engineering and Public Works. The developer shall be responsible for the costs associated with this improvement and shall submit design plans for the improvements during the design plan stage of the subdivision. During the design plan review, the Knox County Department of Engineering and Public Works staff shall establish the timing sequence for the improvements.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. Including a line of sight easement across Lots 19 and 20 on the final plat in order to provide the needed sight distance for the curve in Road A.
8. Meeting all requirements of the approved use on review development plan.
9. 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 MPC action:** APPROVE variances 1 - 6 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 9 conditions:

**Date of MPC Approval:** 10/14/2004      **Date of Denial:**      **Postponements:** 9/9/2004  
**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:**