

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 9-SG-18-C **Related File Number:** 9-I-18-UR
Application Filed: 7/30/2018 **Date of Revision:**
Applicant: SITES TO SEE, INC.

PROPERTY INFORMATION

General Location: Northeast side of Andes Rd., northwest end of Gisele Way.
Other Parcel Info.:
Tax ID Number: 91 P D 00101 **Jurisdiction:** County
Size of Tract: 6.94 acres
Accessibility: Access is via Andes Rd., a major collector street with a pavement width of 20' within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Schaad Road right-of-way - A (Agricultural)
South: Residences - PR (Planned Residential)
East: Tippit Village - Unit 1 / PR (Planned Residential)
West: Schaad Road right-of-way - PR (Planned Residential)
Proposed Use: Attached Residential Subdivision **Density:** 5.48 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: 2016 Gisele Way
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: Tippit Village, Unit 2
No. of Lots Proposed: 38 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance on Giselle Way at STA 4+76, from 400' to 352'.
2. Reduction of the minimum lot frontage from 25' to 24.67'.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): APPROVE variance 1 and 2 because the site's topography and existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

APPROVE the concept plan subject to 3 conditions.

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installation of all sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

Comments: The applicant is seeking re-approval of the concept plan for this partially developed subdivision. The previous concept plan (9-SA-10-C) that was approved on March 13, 2014, has expired. The first phase of the project contained 34 lots that have been developed with attached dwellings. This request is to develop the remaining portion of the site with more attached dwellings on the 38 proposed lots.

At the time this plan was originally approved in 2003, the site contained 14.78 acres. Since that time Knox County has taken 2.83 acres of the site for the construction the Schaad Rd. extension. This residential development was started and a substantial portion of the project has been completed reliant on that 2003 approval. The approval of a concept subdivision plan expires, if not completed, five years after the MPC action approving the plan. However, MPC's approval of the development plan through the use on review process does not have an expiration date. As a result, the approved development plan for this project is still valid and with the approval of this concept plan the project will be completed as originally approved. Staff supports the view that this developer is vested in the plan as approved in 2003 and should be permitted to proceed with the project on the reduced acreage.

Action: Approved **Meeting Date:** 9/13/2018

Details of Action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installation of all sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

Summary of Action: APPROVE variance 1 and 2 because the site's topography and existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

APPROVE the concept plan subject to 3 conditions.

Date of Approval: 9/13/2018 **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: