

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

Suite 403 • City County Building
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www.knoxmpc.org

File Number: 9-SJ-06-C **Related File Number:** 9-L-06-UR
Application Filed: 8/7/2006 **Date of Revision:**
Applicant: JIM SULLIVAN
Owner: EAGLE BEND REALTY

PROPERTY INFORMATION

General Location: North side of Gleason Dr., west side of Pickett Place Wy.
Other Parcel Info.:
Tax ID Number: 132 062 **Jurisdiction:** County
Size of Tract: 2.85 acres
Accessibility: Access is via Gleason Dr., a major collector street with a pavement width of 22' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned PR residential and A agricultural. Development in the area consists of attached and detached residential dwellings.
Proposed Use: Detached residential subdivision **Density:** 5.97 du/ac
Sector Plan: Southwest 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)
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: Gleason Court
Surveyor: Sullivan
No. of Lots Proposed: 17 **No. of Lots Approved:** 0
Variances Requested:
1. Vertical curve variance from 197' to 127' at sta. 1+76 of proposed road.
2.. Intersection separation variance from Pickett Place Wy. and Ashton Ct.
3. Right-of-way dedication from 44' to 25' from the centerline of Gleason Dr.
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 1-2 because of site constraints
APPROVE a variance of right-of-way dedication from 44' to 35' from the centerline of Gleason Dr.

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 (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Placing a note on the final plat that all lots will have access to the internal street system only
5. Placing a note on the plan that the proposed road is to a private joint permanent easement
6. Certification on the final plat by the applicant's surveyor that there is adequate sight distance to meet the requirement Section 62-88 of the Subdivision Regulations
7. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the storm water drainage system.
8. 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
9. Meeting all requirements of the approved use on review development plan
Comments:
The applicant is proposing to subdivide this 2.85 acre site into 17 lots. The site was rezoned in the early 1970's to PR (Planned Residential) at up to 6 dwellings per acre. The proposed development will consist of detached dwellings. The applicant is proposing a 15' front setback for these dwellings. The Knox County Zoning Ordinance requires that all detached dwellings have a minimum front setback of 20'. Staff will recommend the applicant observe the required 20' front setback. Additionally, the applicant will need to provide a 5' wide side yard setback on each side of the proposed dwellings.

The applicant requested a variance to Section 62-10 of the Subdivision that states that dedication of right-of-way to conform with the Major Route Plan may be required by MPC. In this particular case, the Major route Plan calls for Gleason Dr. to have a right-of-way width of 88' feet or 44' from the existing centerline to this site. The present right-of-way on Gleason Dr. appears to be 25' from the center of the road. To comply with the requirements of the Subdivision Regulations and the Major Route Plan an additional 19' of right-of-way would need to be dedicated by this applicant. After reviewing the need for additional right-of-way for future improvement to Gleason Dr., the Knox County Dept. of Engineering and Public Works has recommended that a variance be granted. The County will be satisfied with 35' of right-of-way from the center of Gleason Dr. Staff will recommend the variance be granted as recommended by the Knox County Dept. of Engineering and Public Works.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

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 will be provided to this site.
2. The proposed detached residential subdivision at a density of 5.97 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Cedar Bluff Primary, Intermediate and Middle Schools and Bearden High School.

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 with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).
 - B. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - C. The use will not significantly injure the value of adjacent property.
 - D. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 6.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 5.97 du/ac is not consistent with the Sector Plan but is consistent with the zoning designation which was placed on this property in the 1970's.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved **MPC Meeting Date:** 9/14/2006

- Details of MPC action:**
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Summary of MPC action: APPROVE variances 1-2 because of site constraints
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APPROVE the concept plan subject to 9 conditions

Date of MPC Approval: 9/14/2006 **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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: