

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

File Number: 9-SK-06-C **Related File Number:** 9-M-06-UR
Application Filed: 8/7/2006 **Date of Revision:**
Applicant: WAYLAND VIEW, LLC
Owner: WAYLAND VIEW, LLC

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: Southside of Stanley Rd., north side of Bell Stanley Rd.
Other Parcel Info.:
Tax ID Number: 66 D A 1-6 & 15-18 **Jurisdiction:** County
Size of Tract: 9 acres
Accessibility: Access is via Stanley Rd., a local street with a pavement width of 18' within a 40' right-of-way and Bell Stanley Rd., a local street with a pavement width of 20' within 35' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned A agricultural, RB and PR residential. Single family dwellings are located on the A and PR zoned property. A large mobile home park is located in the area zoned RB.
Proposed Use: Detached residential subdivision **Density:** 2.41 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)
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: Wayland View (Revised)
Surveyor: The Campbell Co.
No. of Lots Proposed: 13 **No. of Lots Approved:** 0
Variances Requested: None
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 the concept plan subject to 12 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions at each proposed driveway location.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Noting on the final plat all variances previously approved by the Knox County Board of Zoning Appeals
5. Note all required minimum floor elevations on the final plat
6. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
7. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
8. Provision of a 30' wide stream buffer for the unnamed stream crossing the site
9. Provide right-of-way dedication of 25' from the existing center line of both Bell Stanley Rd. and Stanley Rd.
10. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
11. Meeting all requirements of the approved use on review development plan.
12. 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 subdivide this 9.14 acre tract into 22 detached residential lots at a density of 2.41 du/ac. The Knox County Commission approved PR (Planned Residential) zoning at a density of 1-3 du/ac. Access to the subdivision is off Stanley Rd. and Bell Stanley Rd. Staff believes that the required sight distance at each proposed driveway location can be achieved. We will ask the applicant's engineer to certify the 300' minimum sight distance required can be provided at each driveway location.

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 residential subdivision is consistent in use and density with the recent rezoning of the property.

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 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 zoning approved for this site will allow a density up to 3.0 du/ac. At a proposed density of 2.41du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

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.

MPC Action: Approved

MPC Meeting Date: 9/14/2006

- Details of MPC action:**
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Summary of MPC action: APPROVE the concept plan subject to 12 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:

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: