



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 12-SA-06-C
12-B-06-UR

AGENDA ITEM #: 17
AGENDA DATE: 12/14/2006

▶ **SUBDIVISION:** JACKSON POINTE
▶ **APPLICANT/DEVELOPER:** E. DOYLE JOHNSON CONSTRUCTION
OWNER(S): E. DOYLE JOHNSON CONSTRUCTION

TAX IDENTIFICATION: 68 J B 3 & 4
JURISDICTION: City Council District 5

▶ **LOCATION:** Southeast side of Murray Dr., east of Bill Murray Ln.

SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

▶ **APPROXIMATE ACREAGE:** 2.36 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences / A (Agricultural)
South: Residences / R-1 (Low Density Residential)
East: Residence / R-1 (Low Density Residential)
West: Residences / RP-1 (Planned Residential)

▶ **NUMBER OF LOTS:** 11

SURVEYOR/ENGINEER: Robert G. Campbell and Associates

ACCESSIBILITY: Access is via Murray Dr., a major collector street with a 20' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Intersection spacing variance to Bill Murray Lane, 300' to 268'

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the site's location restricts compliance with the Subdivision Regulations, and it will permit the entrance road to be located where sight distance is optimized.**

APPROVE the Concept Plan subject to 8 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Engineering Division.
4. Placing a note on the final plat that all lots will have access only to the internal street system.
5. Listing the approved setbacks on the final plat.

6. Prior to final plat approval establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the drainage facilities and common area as shown on the concept plan and for the payment of the property taxes on these commonly held assets.
7. Meeting all requirements of the approved use on review development plan.
8. 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.

► **APPROVE the development plan for up to 11 detached residential units on individual lots subject to 2 conditions.**

1. Meeting all applicable requirements of the approved concept subdivision plan.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review in the RP-1 zoning district.

COMMENTS:

The applicant is proposing to subdivide this 2.36 acre site into 11 detached residential lots at a density of 4.66 du/ac. The Planning Commission recommended approval of a rezoning request (8-R-06-RZ) to RP-1 (Planned Residential) at up to 5.9 du/ac on August 10, 2006. Knoxville City Council approved the request on second reading on September 26, 2006.

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 utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 4.66 du/ac, is consistent in use and density (up to 5.9 du/ac) with the approved zoning and is compatible with the scale and intensity of the surrounding development and zoning pattern.. Other properties in the immediate area are developed with residential uses under R-1 and RP-1 zoning.
3. Any school age children living in this development are presently zoned to attend Powell Elementary, Middle and High Schools.

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

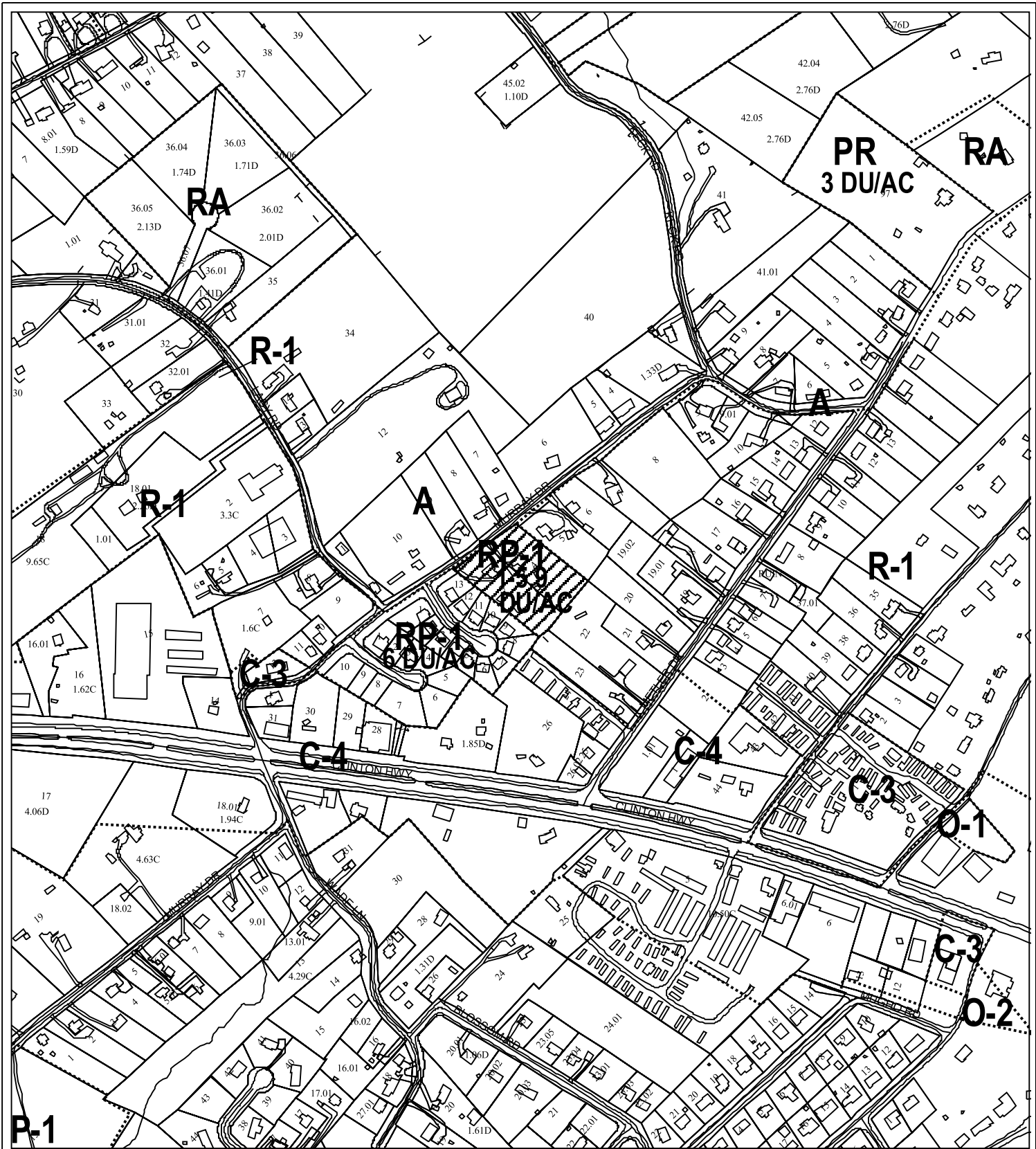
1. The proposed detached residential subdivision meets the standards for development within a RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan and Knoxville One Year Plan designate this property for low density residential uses. The RP-1 zoning for the site allows a density up to 5.9 du/ac. At a proposed density of 4.66 du/ac, the subdivision is consistent with the Sector and One Year Plans and zoning designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.

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 CONCEPT PLAN/USE ON REVIEW



Detached Residential Subdivision in RP-1 (Planned Residential)

Original Print Date: 11/21/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Jackson Pointe
 E. Doyle Johnson Construction

Map No: 68

Jurisdiction: City



