



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

▶ **FILE #:** 6-SA-06-C **AGENDA ITEM #:** 13
 6-B-06-UR **AGENDA DATE:** 6/8/2006

▶ **SUBDIVISION:** CHESTERFIELD, PHASE II
 ▶ **APPLICANT/DEVELOPER:** ANDREW SMIDDY
 OWNER(S): EAGLE BEND REALTY

TAX IDENTIFICATION: 118 91.01 & 104NE027
 JURISDICTION: County Commission District 6

▶ **LOCATION:** West end of Boston Ln., west of Hickey Rd., north of Bob Gray Rd.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 14.3 acres

▶ **ZONING:** PR (Planned Residential) & PR Pending

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached single-family subdivision

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land / RA (Low Density Residential) & A (Agricultural)
 South: Residence and vacant land / BP (Business and Technology) & TO (Technology Overlay)
 East: Residences and church / PR (Planned Residential) & A (Agricultural)
 West: Vacant land / BP (Business and Technology) & TO (Technology Overlay)

▶ **NUMBER OF LOTS:** 42

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Boston Ln., a local access street with a 26' pavement width within a 50' right-of-way that provides access to Hickey Rd.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 7 conditions:**

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. Prior to design plan approval, submitting a detailed grading plan for the entire site to show that building sites exist on each lot. Lots along street grades exceeding 10% shall have a side yard setback of 10'.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Meeting all requirements of the approved use on review development plan.
7. 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 42 detached single-family dwellings 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 Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan and use on review in the PR zoning district.

COMMENTS:

The applicant is proposing to develop a subdivision containing 42 lots on this 14.3 acre site. The property includes an area within Chesterfield Subdivision that was designated for future lots. The concept plan approval for Chesterfield Subdivision included a condition that street access be provided to the property to the west. This application is for that street extension and subdivision.

The western portion of the site was recommended for a rezoning (5-O-06-RZ) to PR (Planned Residential) at a density of up to 3 du/ac by the Planning Commission at the May 11, 2006 meeting. The request is scheduled for consideration by Knox County Commission on June 26, 2006.

Due to steeper grades across the property, Staff is recommending a condition that prior to design plan approval, the applicant shall submit a detailed grading plan for the entire site to show that building sites exist on each lot. Lots along street grades exceeding 10% shall have a side yard setback of 10'.

Off-site drainage easements may be required for this proposed subdivision.

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 single-family subdivision at a density of 2.94 du/ac, is consistent in use and density with the recommended rezoning 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 Karns High School.

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

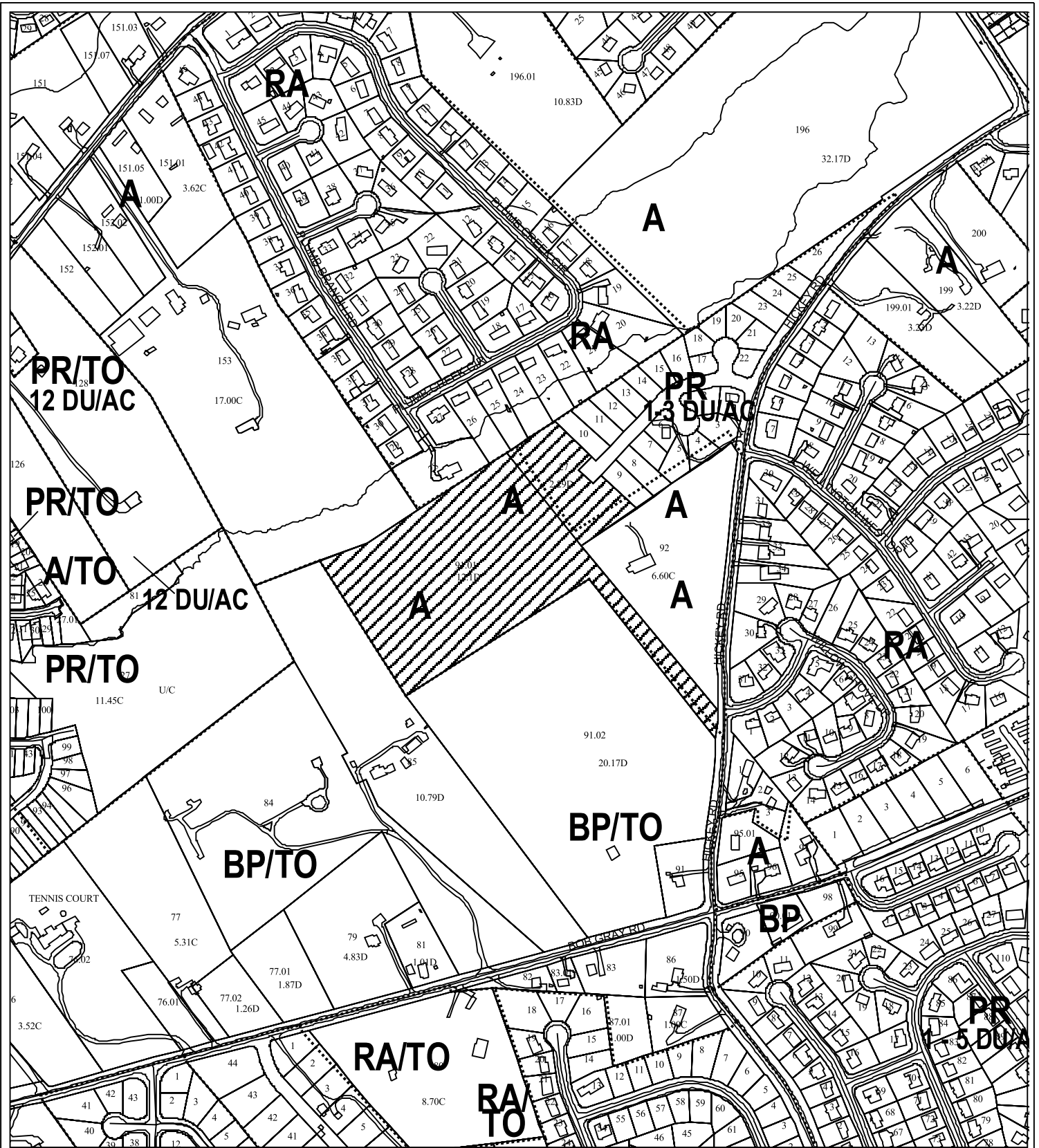
1. The proposed detached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Northwest County Sector Plan identifies this site for low density residential use. The PR zoning recommended for approval for the property will allow consideration of up to 3 du/ac. The proposed subdivision with a density of 2.94 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned 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 Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



6-SA-06-C/6-B-06-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached single-family subdivision in PR (Planned Residential) & PR Pending

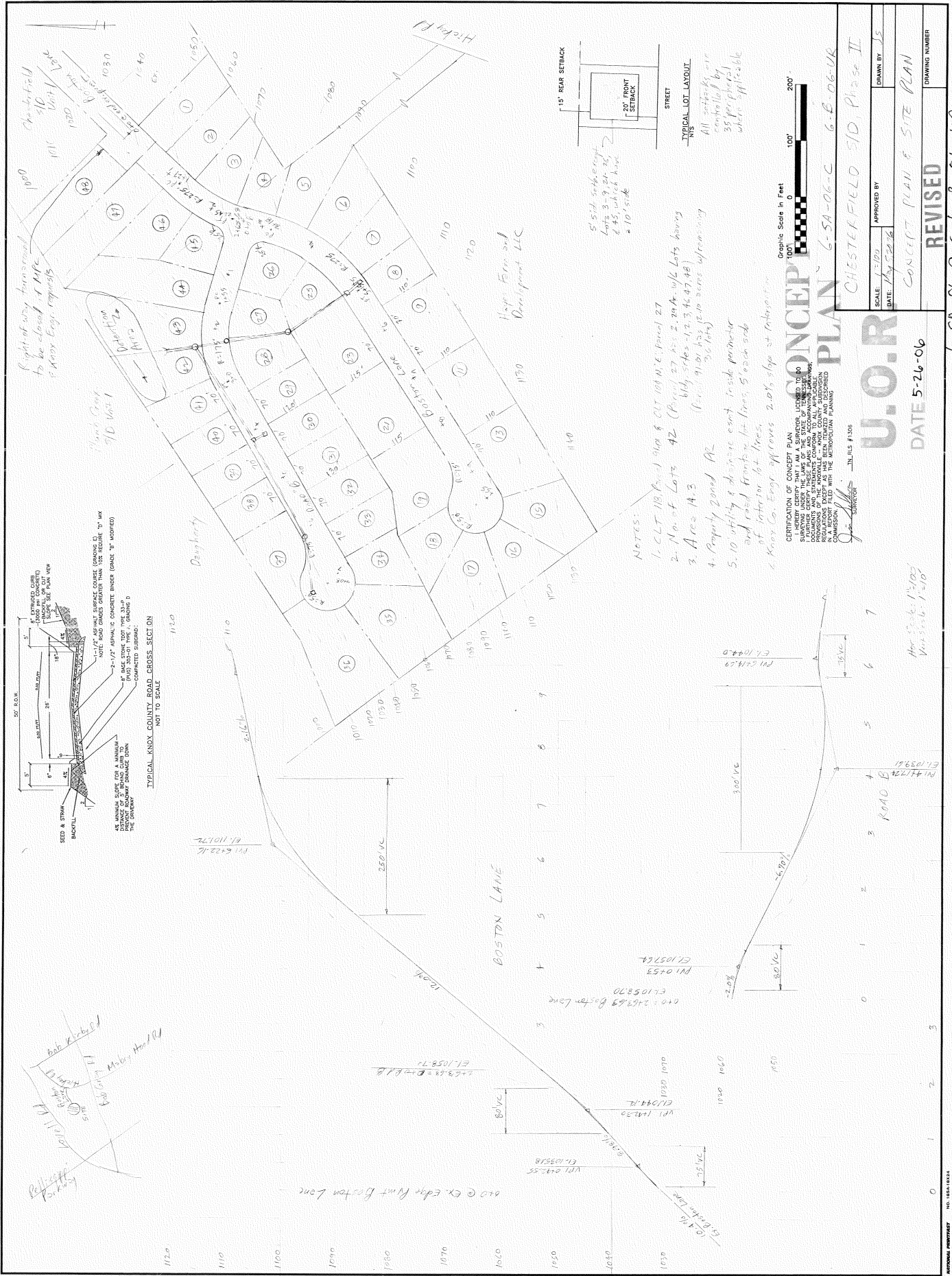
Original Print Date: 05/24/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

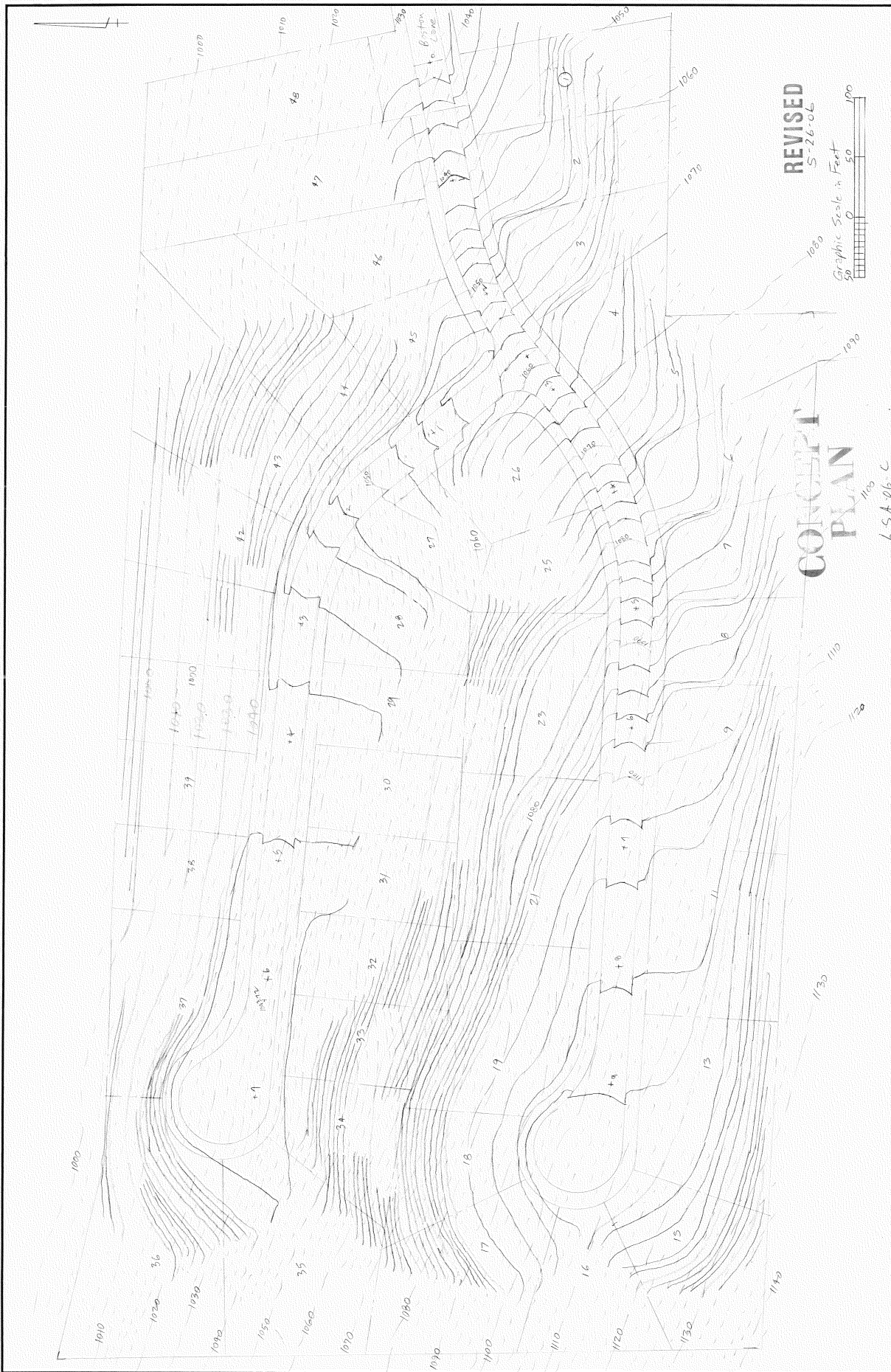
Petitioner: Chesterfield, Phase II
 Andrew Smiddy

Map No: 118

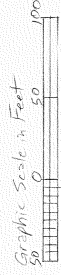
Jurisdiction: County







REVISED
S-26-06



CONCEPT
PLAN

6 SA-06-C
6-B-06-0K
U.O.R.

DATE _____

CHESTERFIELD SID, Phase II	
SCALE: 1"=50'	APPROVED BY _____
DATE: May 26, 2006	DRAWN BY _____
GRADING PLAN	
DRAWING NUMBER _____	