



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

▶ **FILE #:** 10-SA-06-C
10-Q-06-UR

AGENDA ITEM #: 18
AGENDA DATE: 10/12/2006

▶ **SUBDIVISION:** TRENTVILLE VILLAS
▶ **APPLICANT/DEVELOPER:** MARK UNDERWOOD
OWNER(S): UNDERWOOD PROPERTIES

TAX IDENTIFICATION: 63 003
JURISDICTION: County Commission District 8

▶ **LOCATION:** Northwest side of Andrew Johnson Hwy., southeast side of N. Ruggles Ferry Pk.

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

▶ **APPROXIMATE ACREAGE:** 4.06 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the immediate area is zoned A agricultural and it has been developed with detached dwellings on large lots. SC and CA commercial zoning is in place in the area surrounding the intersection of Ruggles Ferry Pk. and Asheville Hwy.

▶ **NUMBER OF LOTS:** 15
SURVEYOR/ENGINEER: Eddy Garrett

ACCESSIBILITY: Access is via Asheville Hwy., a four lane, median divided arterial street

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance from 113.25' to 100' at sta 6+10 of Lyonton Way

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the site's shape and topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

APPROVE the Concept Plan subject to 12 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. Aligning the existing median opening in Asheville Hwy with the proposed Lyonton Way or providing the right turn in/out as shown on the plan as approved by the Tenn. Dept. of Transportation and the Knox County Dept. of Engineering and Public Works. The design details for these options must be submitted for review and

approval at the design plan stage of the subdivision.

4. Obtaining a street connection permit from the Tennessee Department of Transportation.
5. Provision of the required right-of-way dedication of 30' from centerline on Ruggles Ferry Pk.
6. Noting on the final plat a minimum floor elevation (MFE) of 862.8' for all lots that contain any of the floodway or floodway fringe area
7. Providing a stream buffer equal to 50' from the centerline of the creek or the width of the floodway, whichever is greater
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Placing a note on the final plat that all lots will have access only to the internal street system.
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.

► **APPROVE the development plan for up to 15 detached residential dwellings on individual lots subject to 3 conditions.**

1. Meeting all applicable requirements of the approved concept subdivision plan.
2. Obtaining the needed variances from the Knox County Board of Zoning Appeals
3. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

This site was zoned PR (Planned Residential) at 5 du/ac earlier this year. The applicant is now proposing to subdivide the site into 15 lots. The density of the development will be 3.71 du/ac. The applicant has identified some zoning variances that will be required if this project is to move forward as shown. Due the shape of the site and the presence of stream, with a defined floodway, meeting all of the required setbacks will be difficult. Staff will not object to the needed variances.

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 all utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 3.71 du/ac, is consistent in use and density (up to 5 du/ac) with the existing zoning of the site.
3. Any school age children living in this development are presently zoned to attend Carter Elementary, Middle and High Schools.

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

1. The proposed attached residential subdivision with the conditions noted, meets the standards for development within a PR (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. The use will not draw additional traffic through residential areas.

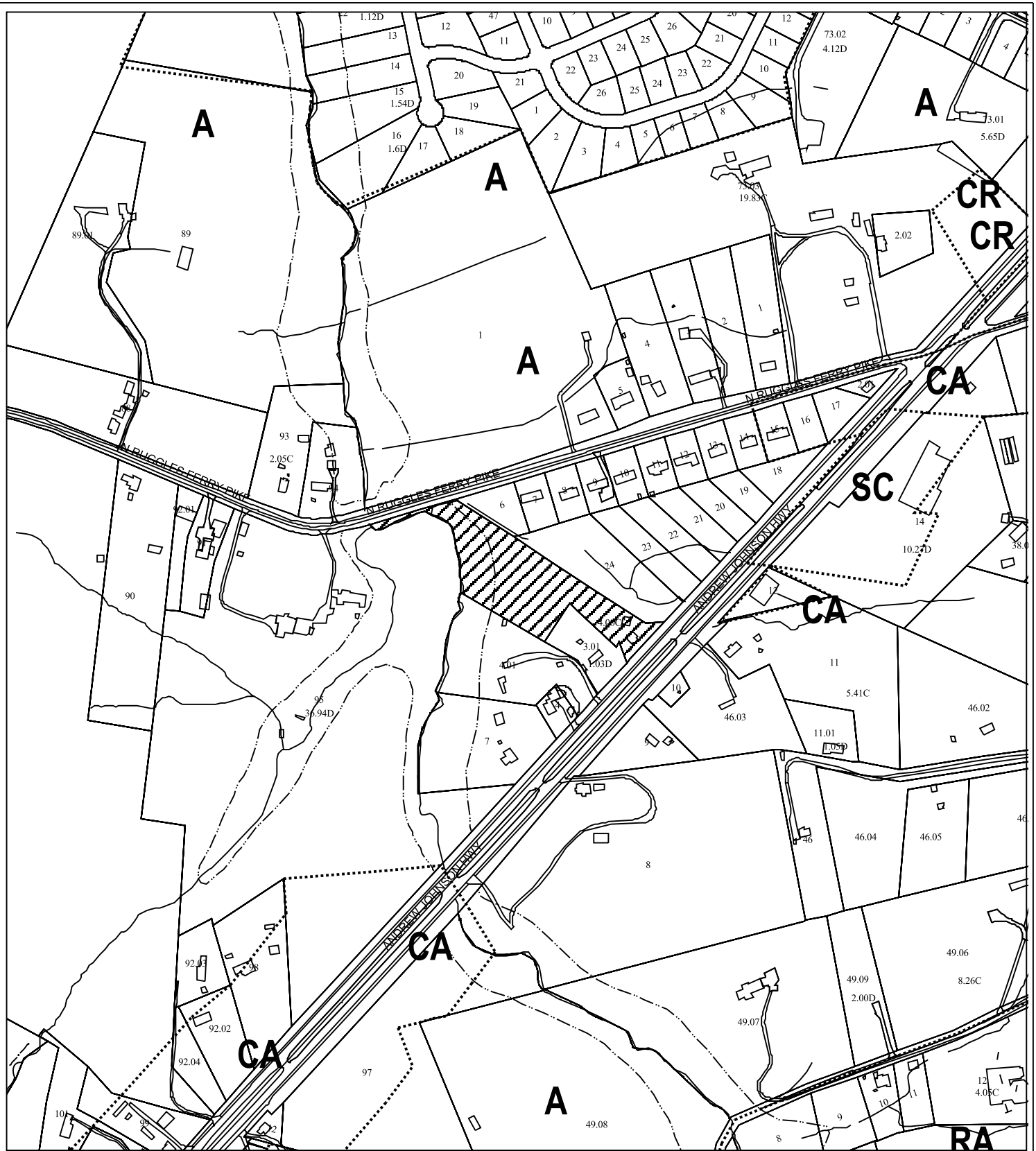
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan designates this property for low density residential use and stream protection. The existing PR zoning of the site allows a density up to 5 du/ac. At a proposed density of 3.71 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.


Upon 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'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.



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 CONCEPT PLAN/USE ON REVIEW

 Detached residential subdivision in PR (Planned Residential)

Original Print Date: 09/27/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Trenville Villas
 Mark Underwood

Map No: 63

Jurisdiction: County



