



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

▶ **FILE #:** 9-SJ-06-C **AGENDA ITEM #:** 27
 9-L-06-UR **AGENDA DATE:** 9/14/2006

▶ **SUBDIVISION:** GLEASON COURT
 ▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN
 OWNER(S): EAGLE BEND REALTY

TAX IDENTIFICATION: 132 062
 JURISDICTION: County Commission District 5

▶ **LOCATION:** North side of Gleason Dr., west side of Pickett Place Wy.

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

▶ **APPROXIMATE ACREAGE:** 2.85 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR residential and A agricultural. Development in the area consists of attached and detached residential dwellings.

▶ **NUMBER OF LOTS:** 17

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Gleason Dr., a major collector street with a pavement width of 22' within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

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.

STAFF RECOMMENDATION:

▶ **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

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

► **APPROVE the development plan for up to 17 detached residential dwellings on individual lots subject to 5 conditions.**

1. Meeting all applicable requirements of the approved concept subdivision plan.
2. Establishing a 5' side yard setback on both sides of each dwelling.
3. Establishing the front building setback on each lot at 20' from the edge of the right-of-way of the proposed joint permanent easement or obtaining a variance Knox County board of Zoning Appeals to permit the 15 setback as shown
4. Reducing the peripheral setback from 35' to 15' along the eastern and western boundaries of the site as shown on the development plan
5. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

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

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

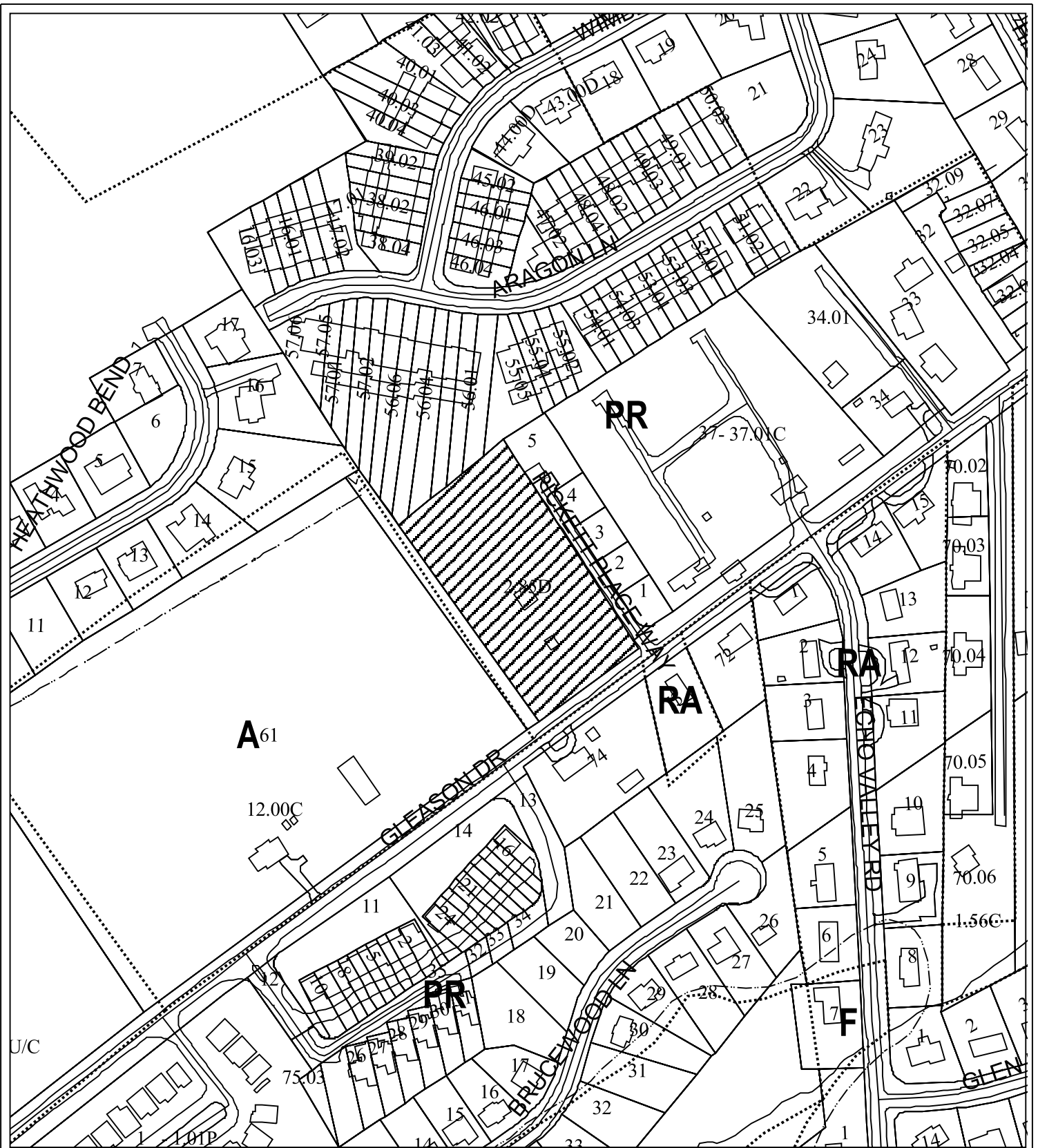
1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. 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'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.



9-SJ-06-C/9-L-06-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached single family subdivision in PR (Planned Residential)

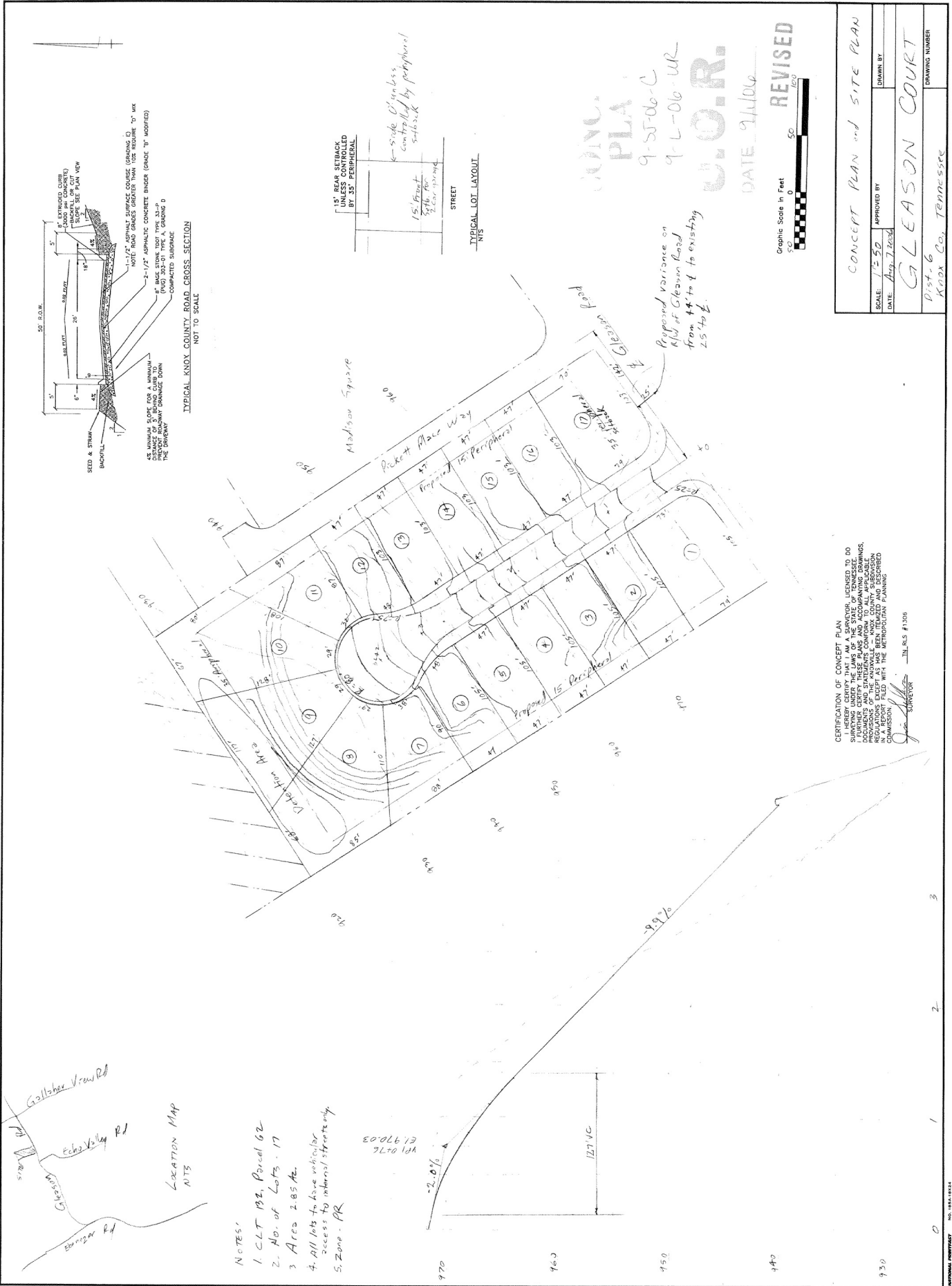
Original Print Date: 08/23/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Gleason court
 Jim Sullivan

Map No: 132

Jurisdiction: County





CONCEPT PLAN AND SITE PLAN	
SCALE: 1/8" = 1'-0"	APPROVED BY:
DATE: Aug. 7, 2006	DRAWN BY:
GLEASON COURT	
Dist. 6 Knox Co., Tennessee	
DRAWING NUMBER	

CERTIFICATION OF CONCEPT PLAN
 I, JAMES C. HERRIN, CHERRY HILL, AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I HEREBY CERTIFY THAT THIS CONCEPT PLAN, DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE REGULATIONS AND STANDARDS OF THE PROFESSION OF SURVEYING. THESE REGULATIONS EXCEPT AS HAS BEEN REPEALED AND REPEALED COMMISSION FILED WITH THE METROPOLITAN PLANNING COMMISSION.

JAMES C. HERRIN
 SURVEYOR
 T.L.S. #1306