

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

▶ **FILE #:** 9-SK-06-C **AGENDA ITEM #:** 28
 9-M-06-UR **AGENDA DATE:** 9/14/2006

▶ **SUBDIVISION:** WAYLAND VIEW (REVISED)

▶ **APPLICANT/DEVELOPER:** WAYLAND VIEW, LLC

OWNER(S): WAYLAND VIEW, LLC

TAX IDENTIFICATION: 66 D A 1-6 & 15-18

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southside of Stanley Rd., north side of Bell Stanley Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 9 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 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.

▶ **NUMBER OF LOTS:** 13

SURVEYOR/ENGINEER: The Campbell Co.

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.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **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. 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.

► **APPROVE the development plan for up to 22 detached residential dwellings on individual lots subject to 3 conditions.**

1. Meeting all applicable requirements of the approved concept subdivision plan.
2. Show the required 35' peripheral boundary setback or the modified peripheral setback as it has been reduced by the Knox County Board of Zoning Appeals around the entire site
3. 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 a Use-on-Review.

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.

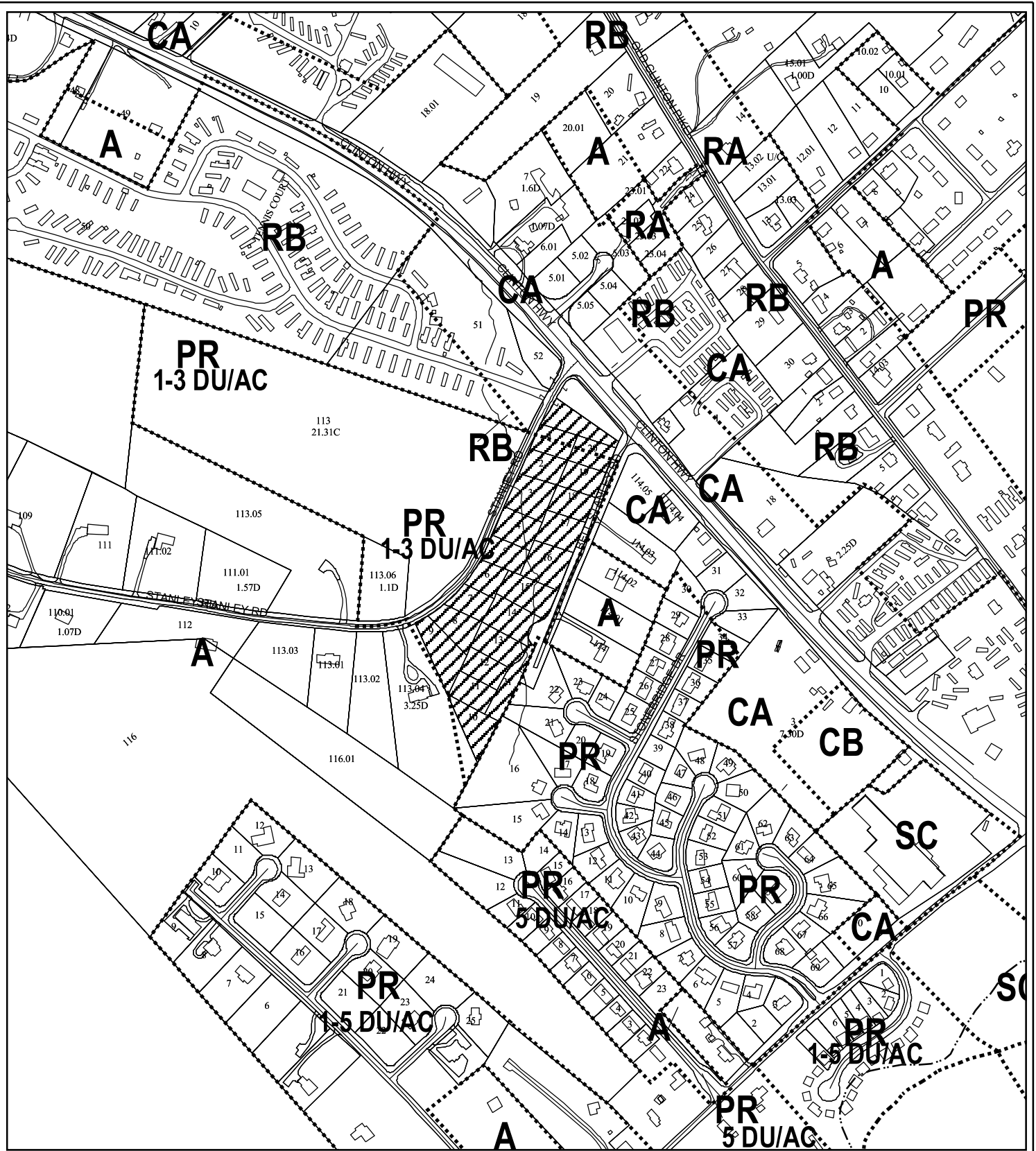
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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 2.41 du/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'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-SK-06-C/9-M-06-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached single family subdivision in PR (Planned Residential)

Original Print Date: 08/23/06 Revised: 09/07/06
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Wayland view (Revised)
 Wayland View, LLC

Map No: 66

Jurisdiction: County



