



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

▶ **FILE #:** 1-SB-07-C
1-E-07-UR

AGENDA ITEM #: 21
AGENDA DATE: 1/11/2007

▶ **SUBDIVISION:** WOODSON TRAIL
▶ **APPLICANT/DEVELOPER:** R.W. GRAF, INC.
OWNER(S): RICHARD W. GRAF

TAX IDENTIFICATION: 122 K B PART OF 001

JURISDICTION: County Commission District 9

▶ **LOCATION:** Southeast side of Woodson Dr., northeast of Spring Creek Rd.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area

▶ **APPROXIMATE ACREAGE:** 14.1 acres

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

▶ **EXISTING LAND USE:** Partially developed subdivision

▶ **PROPOSED USE:** Attached and detached residential subdivision

SURROUNDING LAND USE AND ZONING: The site is surrounded by other vacant land and by detached residential development that has occurred in the RA zone.

▶ **NUMBER OF LOTS:** 41

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access to the subdivision is via Woodson Dr., a collector street with a pavement width of 20' within a 40' right-of-way. This unit of the development will be accessed via the existing streets within the development. These streets have a pavement width of 26' within a 50' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **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. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Engineering Dept..
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
6. Meeting all requirements of the approved Use-on-Review development plan (1-E-07-UR)
7. Sewer connections must be approved through KUB's sewer capacity reservation program prior to final plat approval
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 plan for up to 18 attached dwellings on individual lots and 23 detached 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 Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 district and the other criteria for approval of a use on review.

COMMENTS:

The applicant has submitted a concept plan for 14.10 acres that proposes 23 detached and 18 attached dwellings. This is the second phase of the development. The first phase of Woodson Trail contained 31 attached and 19 detached dwellings on 15.46 acres. When completed the total development will contain 49 attached and 42 detached dwellings with an overall development density of 3.08 du/ac.

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 in place to serve this site.
2. The proposed attached and detached residential subdivision is consistent in use and density of the adjoining subdivisions.
3. Access to this project will be limited to Woodson Dr. and via the internal road system of the project. Two stub streets from Spring Creek Rd. will not be utilized for access to this project because of the narrow width of that road.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

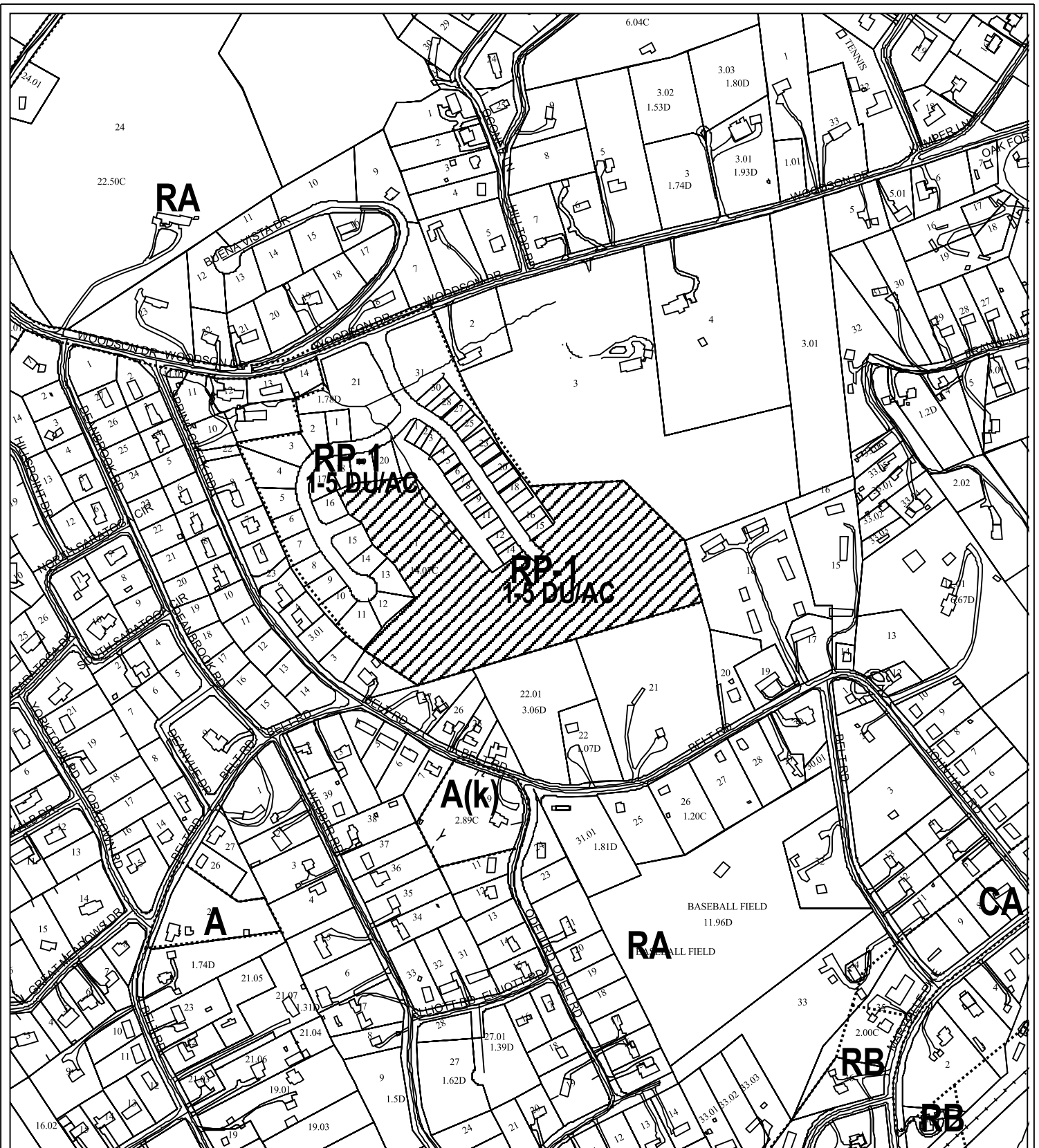
1. The proposed attached and detached residential subdivision meets the standards for development within a RP-1 (Planned Residential) Zoning District and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS


1. The South County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The RP-1 zoning approved for this site allows a density up to 5 du/ac. At a proposed density of 3.08 du/ac, the proposed subdivision is consistent with the Sector Plan and the other development found in the area.

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.

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.



1-SB-07-C/1-E-07-UR
 CONCEPT PLAN/USE ON REVIEW

 Attached and detached residential subdivision in PR (Planned Residential)

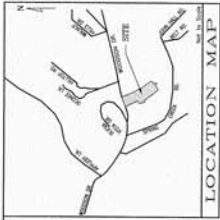
Original Print Date: 12/29/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Woodson Trail
 R.W. Graf, Inc.

Map No: 122

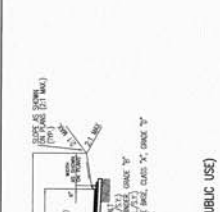
Jurisdiction: County





NOTES:

1. THE CITY OF KNOXVILLE HAS REVIEWED THIS PLAN AND APPROVES THE CONCEPT PLAN FOR THE PROPOSED DEVELOPMENT.
2. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND APPROVES THE CONCEPT PLAN FOR THE PROPOSED DEVELOPMENT.
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TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED
 1" = 30'

TYPICAL LOT LAYOUT FOR SINGLE FAMILY ATTACHED
 1" = 30'

CONCEPT PLAN
 REVISED 12/17/06

U.O.R.
 DATE

CONCEPT & DEVELOPMENT PLAN FOR WOODSON TRAIL S/D, UNIT 3

CLP MAP 1208, PARCEL 1

CITY OF KNOXVILLE, TN
 DISTRICT 9, KNOX COUNTY, TN
 CONTOUR INTERVAL = 2'

DATE

1-SB-07-C
1-E-07-UR

23817-3-C

BATSON, HINES, NORWELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
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 FAX: (615) 588-6473
 E-MAIL: batson@bhp.com

R. W. GRAFT, INC.
 808 W. 12TH AVENUE
 KNOXVILLE, TENNESSEE 37939
 PHONE: (615) 368-1800

COMMISSION OF CITY PLAN
 KNOXVILLE, TENNESSEE
 DISTRICT 9, KNOX COUNTY, TN
 CONTOUR INTERVAL = 2'

REVISIONS:

NO.	DATE	DESCRIPTION
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