

▶ **FILE #:** 6-SA-07-C **AGENDA ITEM #:** 15
 6-D-07-UR **AGENDA DATE:** 6/14/2007

▶ **SUBDIVISION:** RUSHLAND PARK SUBDIVISION - REVISED
 ▶ **APPLICANT/DEVELOPER:** SADDLEBROOK DEVELOPMENT, LLC
 OWNER(S): B & J Enterprises

TAX IDENTIFICATION: 50 O C 36 & 37
 JURISDICTION: County Commission District 8

▶ **LOCATION:** North and south side of Loftis Creek Ln., north of Millertown Pike.

SECTOR PLAN: Northeast County
 GROWTH POLICY PLAN: Urban Growth Area

▶ **APPROXIMATE ACREAGE:** 7.14 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land / PR (Planned Residential)
 South: Residences / PR (Planned Residential)
 East: Residences / PR (Planned Residential)
 West: Residences and vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 27

SURVEYOR/ENGINEER: Cannon & Cannon, Inc.

ACCESSIBILITY: Access is via Millertown Pike, a minor arterial street with a 21' pavement width within a 40' right-of-way.

ESTIMATED STUDENT YIELD: 12 (public and private school children, ages 5-18 years)

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 6 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Providing profile data as required by Knox County Department of Engineering and Public Works, at the design plan stage of the subdivision, for the intersection of Loftis Creek Ln. and Rushland Park Blvd.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Correcting the peripheral setback designation along the southern lot line of Lot 93 on the concept plan.
5. Meeting all applicable requirements of the previous concept plan approval (5-SN-05-C).
6. 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 27 detached residential units on individual lots subject to 2 conditions.**

1. Installation of sidewalks as shown on the concept plan subject to meeting American Disabilities Act requirements.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

COMMENTS:

The applicant has submitted a revision to the concept plan (5-SN-05-C/5-O-05-UR) approved for this site on May 12, 2005. This portion of the development was originally approved for up to 85 condominium units. There are 26 condominium units being built along McMillan Creek Dr. just south of the proposed subdivision. This proposal will include 27 detached residential lots on 7.14 acres at a density of 3.78 du/ac. The total number of units now proposed for the area previously designated for condominiums is 53 units resulting in a reduction of 32 units.

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 existing zoning.
3. Any school age children living in this development are presently zoned to attend Ritta Elementary, Holston Middle & Gibbs High School

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

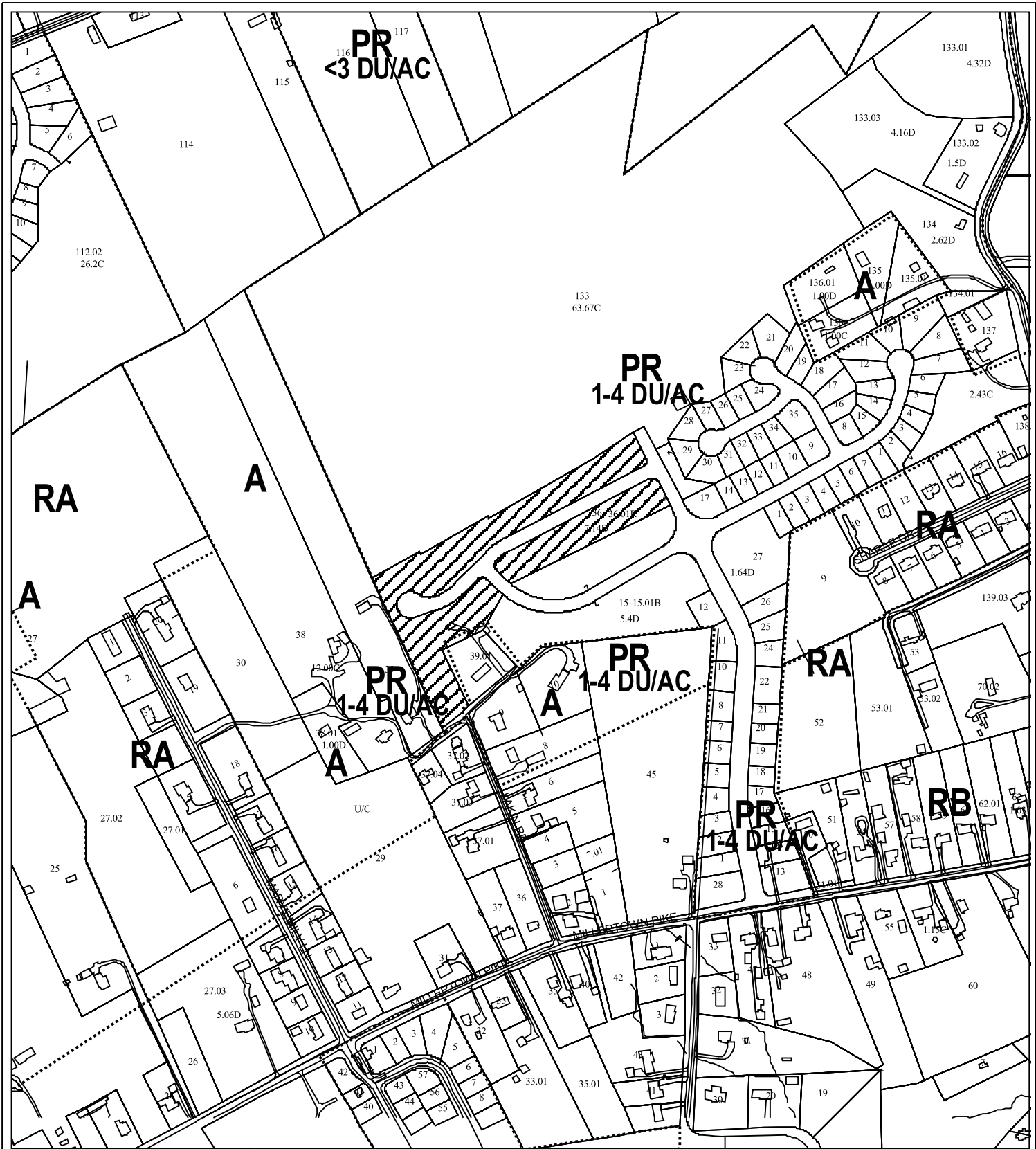
1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the 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 Northeast County Sector Plan proposal of low density residential uses and slope protection. The PR zoning approved for this site will allow a density up to 4 du/ac. At a proposed density of 3.78 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning density.

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-07-C/6-D-07-UR
 CONCEPT PLAN/USE ON REVIEW



Detached residential subdivision in PR (Planned Residential)

Original Print Date: 05/31/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Rushland Park Subdivision - Revised
 Saddlebrook Development, LLC
 Map No: 50

Jurisdiction: County



