

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

▶ **FILE #:** 3-SC-07-C **AGENDA ITEM #:** 11
 3-I-07-UR **AGENDA DATE:** 5/10/2007

POSTPONEMENT(S): 3/8/2007

▶ **SUBDIVISION:** GILBERT ESTATES
 ▶ **APPLICANT/DEVELOPER:** EDMUNDO SUMARRIVA
 OWNER(S): Edmundo Sumarriva

TAX IDENTIFICATION: 130 148.01
 JURISDICTION: County Commission District 5

▶ **LOCATION:** North side of Gilbert Dr., east of Catlett Rd.

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

▶ **APPROXIMATE ACREAGE:** 7.645 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / RA (Low Density Residential)
 South: Residences / RA (Low Density Residential) & PR (Planned Residential)
 East: Residences / RA (Low Density Residential)
 West: Residences / RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 22

SURVEYOR/ENGINEER: Mark Driver Landmark Surveying

ACCESSIBILITY: Access is via Gilbert Dr. a local street with a 22' pavement width within a 60' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance on Gilbert Hills Dr. at STA 1+00, from 105' to 87.5'
 2. Vertical curve variance on Gilbert Hills Dr. at STA 7+73.7, from 108.5' to 104.2'

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 and 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

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 (County Ord. 91-1-102).

3. Placing a note on the final plat that all lots will have access from the internal road system only.
4. Revising the concept plan to show a 10' side yard for Lots 1-5 and 18-21.
5. Lots 1-8 and 14-21 shall be provided with a useable rear yard with a depth of at least 10'.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
8. Prior to or concurrent with recording of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
9. 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 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

The applicant is proposing to subdivide this 7.645 acre tract into 22 detached residential lots at a density of 2.88 du/ac. The Planning Commission recommended approval of a rezoning request for this property to PR (Planned residential) at a density of up to 3 du/ac on April 10, 2003 (4-R-03-RZ). The Knox County Commission approved the rezoning request on June 23, 2003.

Due to the amount of grading (up to 15' of cut and fill) that is required to establish the street and building sites for this subdivision staff is recommending conditions that apply to specific lots. Fronting on a street grade of 10%, Lots 1-5 and 18-21 shall have a 10' side yard. With the grading required for Lots 1-8 and 14-21, front to back, those lots shall be provided with a useable rear yard with a depth of at least 10'.

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 utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 2.88 du/ac, is consistent in use and density with the approved rezoning of the property.
3. Any school age children living in this development are presently zoned to attend Farragut Primary, Intermediat and Middle Schools and Karns High School.

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

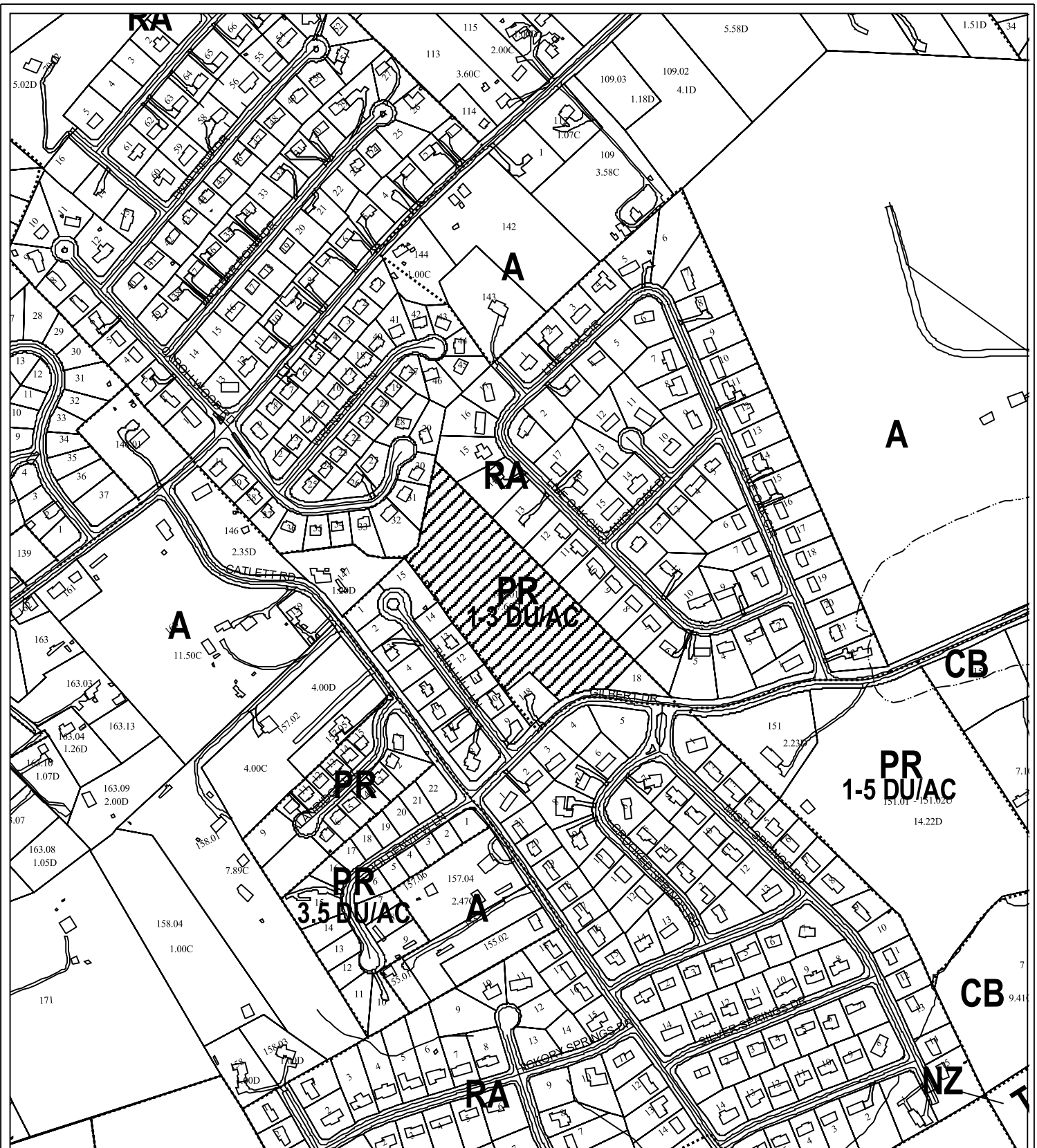
1. The proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved by the Knox County Commission allows consideration of a density up to 3 du/ac. The proposed subdivision at a density of 2.88 du/ac is consistent with the Sector Plan and zoning designation.
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.



3-SC-07-C/3-I-07-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached residential subdivision in PR (Planned Residential)

Original Print Date: 02/22/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Gilbert Estates
 Edmundo Sumarriva

Map No: 130

Jurisdiction: County



