



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

▶ **FILE #:** 5-SG-04-C **AGENDA ITEM #:** 15
5-M-04-UR **AGENDA DATE:** 7/13/2006

POSTPONEMENT(S): 5/13/2004 & 6/8/2006

▶ **SUBDIVISION:** GLENLAKE SUBDIVISION, UNIT 2 (FKA - RUFUS H. SMITH JR. & COMPANY ON BALL CAMP PIKE - NORTH SECTION)

▶ **APPLICANT/DEVELOPER:** RUFUS H. SMITH JR. & COMPANY

OWNER(S): SOUTHLAND GROUP, INC

TAX IDENTIFICATION: 91 PART OF 190

JURISDICTION: County Commission District 6

▶ **LOCATION:** North of Ball Camp Pike, west of Johnson Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

▶ **APPROXIMATE ACREAGE:** 19.8 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached single-family subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential)
South: Schaad Road extension and residences (Glenlake Subdivision, Unit 1) / PR (Planned Residential)
East: Residences / PR (Planned Residential) & A (Agricultural)
West: Vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 56

SURVEYOR/ENGINEER: Wanis A. Rghebi Southland Engineering Consultants, LLC

ACCESSIBILITY: Access is via Olive Branch Ln., a local street with a 26' pavement width within a 50' right-of-way, with future access to the proposed extension of Schaad Rd.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Tangent length variance for broken back curve on Road H from STA 5+46 to STA 6+02, from 150' to 56'.
2. Horizontal curve variance on Road H at STA 4+50, from 250' to 150'.
3. Horizontal curve variance on Road H at STA 7+50, from 250' to 150'.
4. Vertical curve variance on Road I at STA 8+75, from 160.75' to 150'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 - 4 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. Submitting detailed plans to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision to address the transition from Olive Branch Ln. into Road H prior to completion of the Schaad Rd. extension and the transition of these two streets into the Schaad Rd. extension when it is completed.
4. Prior to final plat approval, the right-of-way for the Schaad Rd. extension shall be dedicated so that a public street connection will be established between the existing Olive Branch Ln. and Road H in the second unit of the subdivision.
5. Identifying the slope easement for the Schaad Rd. extension on the final plat. If the final plat is to be recorded prior to the completion of the Schaad Rd. extension, the temporary construction easement shall also be shown on the plat.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Meeting all requirements of the approved use on review development plan.
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 56 detached single family dwellings on individual lots subject to 3 conditions.**

1. Planting a Type "A" landscape screen (see attachment) along the north side of the slope easement for the Schaad Rd. extension for lots 1-4 and 45-56 in order to reduce the impact of the proposed arterial road on the adjoining lots. This landscape screen shall be planted upon the completion of the Schaad Rd. extension in this area, when the temporary construction easement is no longer needed.
2. Meeting all applicable requirements of the approved concept subdivision plan.
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 use-on-review in the PR zoning district.

COMMENTS:

The applicant is proposing to subdivide this 19.8 acre tract into 56 lots at a density of 2.83 du/ac. Access to the site is via an extension of Olive Branch Ln. which is a local street within Unit 1 of Glenlake Subdivision. The property is located on the north side of the proposed extension of Schaad Rd. which will divide the two units of the subdivision. The County has filed for condemnation of the right-of-way for the Schaad Rd. extension, and is presently in litigation with the applicant concerning the appraised value of the property.

With the construction of the Schaad Rd. extension along the southern property line for this unit of the subdivision 16 lots within the subdivision will be adjacent to a four lane minor arterial street. With the shallow depth of these lots (102' - 129'), with a portion of the lot including a slope easement for the new road, Staff is recommending a condition that the applicant plant a Type "A" landscape screen (see attachment) along the north side of the slope easement for the Schaad Rd. extension for lots 1-4 and 45-56. This landscape screen will help to reduce the impact of the proposed arterial road on the adjoining lots.

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 single-family subdivision at a density of 2.83 du/ac (2.997 du/ac for the entire subdivision), 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 Amherst Elementary and Karns Middle and High Schools.

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

1. The proposed detached single-family 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

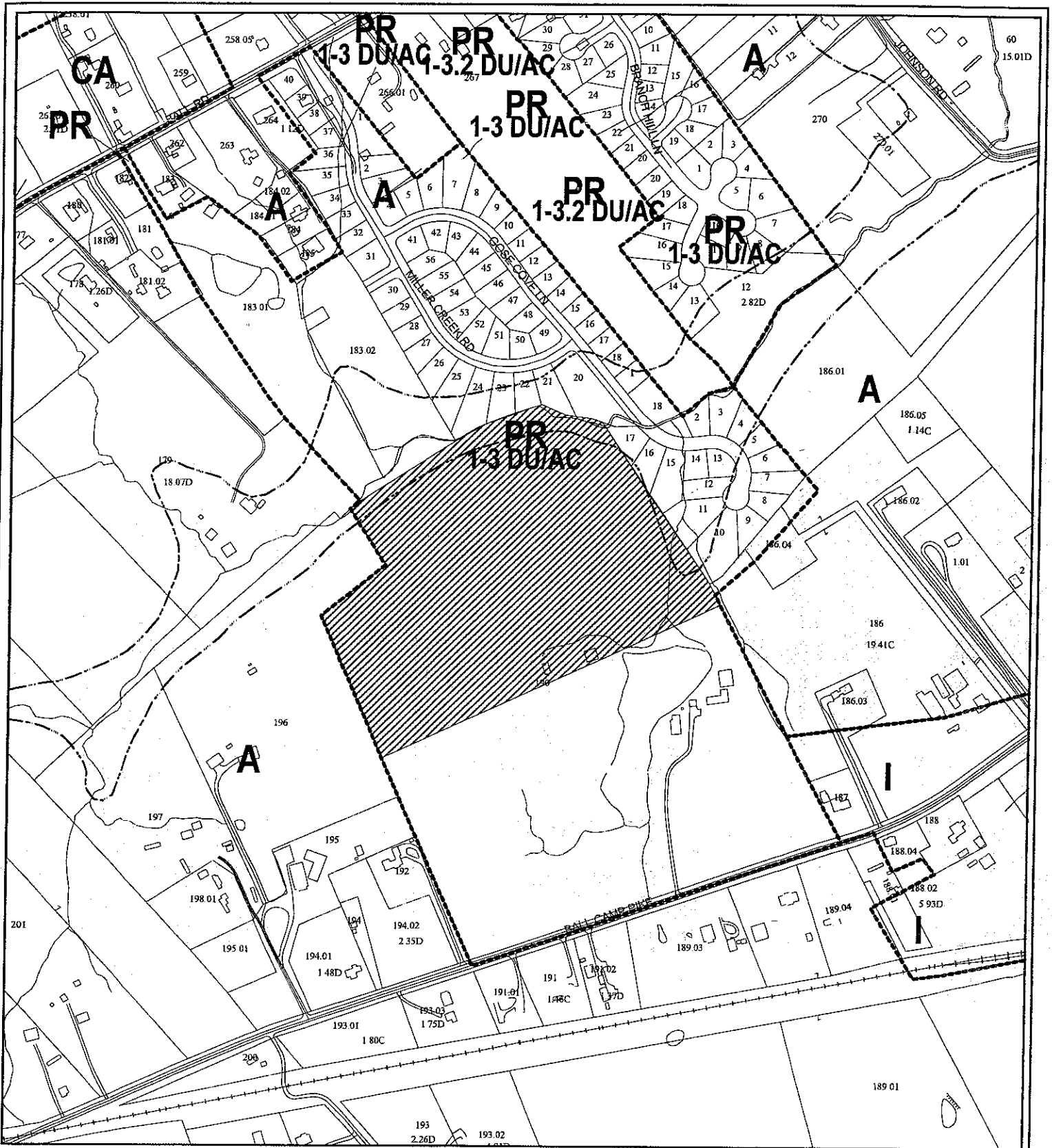
proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since future access will be to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Northwest County Sector Plan designates this property for low density residential use and slope protection area. 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 2.83 du/ac (2.997 du/ac for the entire subdivision) is consistent with the Sector Plan and zoning designation.
2. The site is located within the Urban 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.



5-SG-04-C/5-M-04-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached Single-family Subdivision in PR (Planned Residential)

Original Print Date: 04/15/04 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Rufus H. Smith Jr. &
 Company on Ball Camp
 Pike - North Section
 Map No: 91

Jurisdiction: County
 0' 500'



GUIDELINES LANDSCAPE SCREENING

Type "A" Screen: Dense

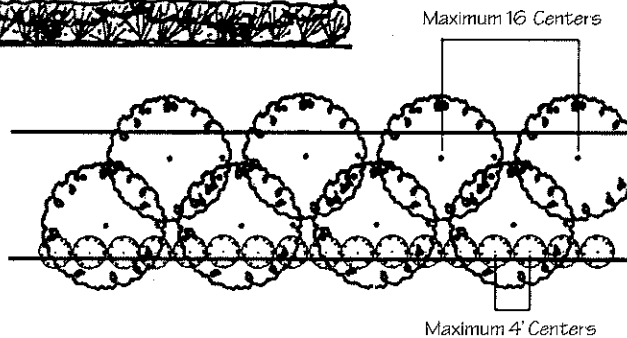
APPROPRIATE LOCATION: Boundaries of commercial and industrial developments adjoining residential areas

NOTE: Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings

- Two offset rows of deciduous or evergreen canopy trees with a 6 ft. high continuous dense evergreen hedge, fence wall or earth berm

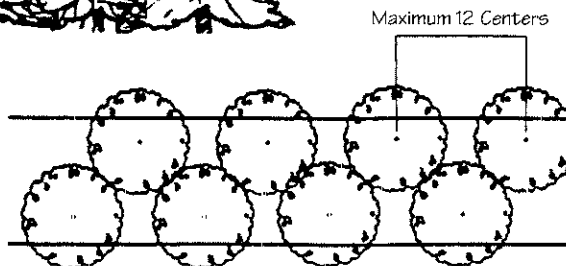
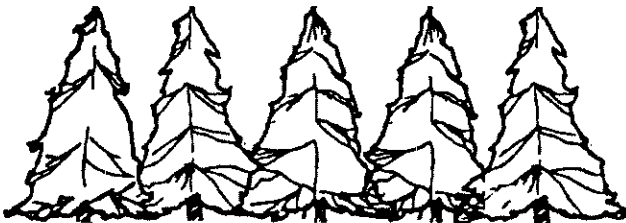
TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.



- Two offset rows of evergreen trees with branches touching the ground

TREE HEIGHT
Installed: 8 ft.
Mature: 30 ft.



INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

For more information:

MPC
Development Services
Suite 403
City County Building
400 Main Street
Knoxville, TN 37902
Phone: 865 215-2500
Fax: 865 215-2068
Web: www.knoxmpc.org

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

