

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Sutton Glen

Surveyor: Williams

No. of Lots Proposed: 21 No. of Lots Approved: 21

Variations Requested: 1. Horizontal curve variance at STA 2+20, from 250' to 184'
2. Horizontal curve variance at STA 5+00, from 250' to 100'
3. Horizontal curve variance at STA 10+80, from 250' to 100'
4. Vertical curve variance at STA 3+82.23, from 262.5' to 210'
5. Corner radius variance (R-O-W) at the northwest corner of the intersection of the subdivision street and Kennon Rd., from 25' to 10'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1 - 5 because the shape of the property restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 7 conditions

Staff Recomm. (Full): 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 Knoxville (City Ord. 0-280-90).
3. Providing all applicable easements for the detention pond as required by the Knoxville Engineering Division.
4. Meeting all applicable requirements of the Knoxville Engineering Division.
5. Adding a note to the final plat that the existing house on Lot 9 encroaches into the 30' KUB easement.
6. Prior to certification 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.
7. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the R-1E district.

Comments: The applicant is proposing to subdivide this 7.5 acre tract into 21 lots at a density of 2.8 du/ac. The property is zoned R-1E (Low Density Exclusive Residential) which is the predominant zoning for this area on the north side of I-40/I-75. The minimum lot size in the R-1E (Single Family Exclusive Residential) zoning district is 7500 square feet. The proposed lots range in size from approximately 7500 square feet to 29,209 square feet.

Access to the subdivision will be via Kennon Rd., a local access street. While the subdivision also has frontage on Sutton Ln., the use of that frontage for access for the new subdivision could not be worked out in an acceptable manner. The proposed street serving the subdivision will be aligned with Kennon Springs Ln. which is located on the east side of Kennon Rd. With this alignment, a corner radius variance is needed.

There is a 150' wide TVA easement and a 30' wide KUB easement crossing the property which will place restrictions on the use of Lots 1 - 3, 7 - 9 and 21. A building site is available on these lots outside of the easements.

MPC Action: Approved

MPC Meeting Date: 2/8/2007

Details of MPC action:

Summary of MPC action: APPROVE variances 1 - 5 because the shape of the property restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 7 conditions

Date of MPC Approval:

Date of Denial:

Postponements: 1/11/2007

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: