

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 1-SB-02-C **Related File Number:** 1-E-02-UR
Application Filed: 12/10/2001 **Date of Revision:**
Applicant: LUTTRELL DEVELOPMENT, LLC
Owner: LUTTRELL DEVELOPMENT, LLC



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PROPERTY INFORMATION

General Location: Southwest side of Brickyard Rd., northwest of Levy Dr.
Other Parcel Info.:
Tax ID Number: 56 G A PT. 17.02 **Jurisdiction:** County
Size of Tract: 7.6 acres
Accessibility: Access is via Brickyard Rd., a collector street with a pavement width of 18' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: Property in the area is zoned PR and RA residential. Development consists of single family dwellings. A Norfolk Southern rail line forms the western boundary of this site.
Proposed Use: Attached single family subdivision **Density:** 5.00 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Brickyard Hill
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 38 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance from 225' to 120' at sta. 0+75 of road A.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE variance 1 due to topography and the proposed variance will not create a traffic hazard

APPROVE the Concept Plan subject to 8 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewers and meeting any other applicable requirement of the Knox County Health Dept.
2. Prior to final plat approval, the applicant's engineer certifying that 300' of sight distance is available in each direction at the proposed subdivision entrance.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
4. Providing sufficient land area on the final plat to maintain the development density at 5 du/ac or less.
5. Maintaining the existing stormwater storage capacity below the 824' contour in the depression adjoining the Norfolk-Southern Railroad tracks.
6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
7. Meeting all requirements of the approved use on review development plan.
8. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments:

The applicant is proposing to develop 38 attached single family dwellings as the second unit of Brickyard Hill Subdivision. The northern boundary of this development adjoins Tuscany Gardens Subdivision. This applicant is requesting the peripheral setback requirement be decreased from 35' to 30' along a portion of this common boundary. This reduced setback will be along the rear of the proposed units. This reduced rear setback will allow all of the units to setback a minimum of 20' from the proposed street right-of-way. Staff will require that a landscape buffer be established between this development of attached dwellings and the detached dwellings in Tuscany Gardens.

The drainage from this site goes into a large depression that was created by the construction of the railroad many years ago. The depression is acting as a detention basin at this time due to the limited flow from this site permitted by the existing pipe under the railroad. Staff has requested that a detailed drainage plan be prepared at this time to determine the impact the development on the holding capacity of the depression.

The density proposed by this development is 5.00 dwellings per acre. This development density is right at the maximum approved at the time the property was rezoned. The final plat for this project have to reflect a density of five units per acre or less.

MPC Action:

Approved

MPC Meeting Date: 1/10/2002

Details of MPC action:

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Summary of MPC action: APPROVE variance 1 due to topography and the proposed variance will not create a traffic hazard

APPROVE the Concept Plan subject to 8 conditions

Date of MPC Approval: 1/10/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: