CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	1-SB-07-C	Related File Number:	1-E-07-UR
Application Filed:	12/4/2006	Date of Revision:	
Applicant:	R.W. GRAF, INC.		
Owner:	RICHARD W. GRAF		

PROPERTY INFORMATION

 General Location:
 Southeast side of Woodson Dr., northeast of Spring Creek Rd.

 Other Parcel Info.:
 Jurisdiction:

 Tax ID Number:
 122 K B PART OF 001
 Jurisdiction:
 County

 Size of Tract:
 14.1 acres
 Access to the subdivision is via Woodson Dr., a collector street with a pavement width of 20' within a 40' right-of-way. This unit of the development will be accessed via the existing streets within the development. These streets have a pavement width of 26' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use:	Partially developed su	bdivision	
Surrounding Land Use:	The site is surrounded by other vacant land and by detached residential development that has occurred in the RA zone.		
Proposed Use:	Attached and detached residential subdivision		Density: 3.08 du/ac
Sector Plan:	South County	Sector Plan Designation:	
Growth Policy Plan:	Urban 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:



F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g **Requested Plan Category:**

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Woodsc	n Trail	
Surveyor:	Batson, Himes, Norvell & Poe		
No. of Lots Proposed:	41	No. of Lots Approved:	0
Variances Requested:	None		
S/D Name Change:			

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC ACTION AND DISPOSITION	N
Planner In Charge:	Dan Kelly	
Staff Recomm. (Abbr.):	APPROVE the concept plan subject to 8 conditions	
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90). Compaction of fill areas to be done in accordance with the requirements of the Knoxville Engineerin Dept Meeting all applicable requirements of the Knoxville Department of Engineering. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation Meeting all requirements of the approved Use-on-Review development plan (1-E-07-UR) Sewer connections must be approved through KUB's sewer capacity reservation program prior to final plat approval 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. 	
Comments:	 The applicant has submitted a concept plan for 14.10 acress dwellings. This is the second phase of the development. T 31 attached and 19 detached dwellings on 15.46 acres. We contain 49 attached and 42 detached dwellings with an ove EFFECT OF THE PROPOSAL ON THE SUBJECT PROPE THE COMMUNITY AS A WHOLE 1. The proposed subdivision will have minimal impact on losserve this site. 2. The proposed attached and detached residential subdividining subdivisions. 3. Access to this project will be limited to Woodson Dr. and Two stub streets from Spring Creek Rd. will not be utilized finarrow width of that road. CONFORMITY OF THE PROPOSAL TO CRITERIA ESTAL ORDINANCE 1. The proposed attached and detached residential subdivisi within a RP-1 (Planned Residential) Zoning District and all of CONFORMITY OF THE PROPOSAL TO ADOPTED MPC 1. The South County Sector Plan identifies this property as density of 5 du/ac. The RP-1 zoning approved for this site proposed density of 3.08 du/ac, the proposed subdivision is other development found in the area. 	The first phase of Woodson Trail contained hen completed the total development will arall development density of 3.08 du/ac. ERTY, SURROUNDING PROPERTY AND ocal services since all utilities are in place to vision is consistent in use and density of the d via the internal road system of the project. for access to this project because of the BLISHED BY THE KNOXVILLE ZONING sion meets the standards for development other requirements of the Zoning Ordinance. PLANS s low density residential with a maximum allows a density up to 5 du/ac. At a
MPC Action:	Approved	MPC Meeting Date: 1/11/2007

Details of MPC action:	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90). Compaction of fill areas to be done in accordance with the requirements of the Knoxville Engineering Dept Meeting all applicable requirements of the Knoxville Department of Engineering. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation Meeting all requirements of the approved Use-on-Review development plan (1-E-07-UR) Sewer connections must be approved through KUB's sewer capacity reservation program prior to final plat approval 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. 		
Summary of MPC action:	APPROVE the concept plan subject to 8 conditions		
Date of MPC Approval:	1/11/2007	Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:		
	LEGISL	ATIVE ACTION AND L	DISPOSITION
Legislative Body:	Knoxville City Cou	ncil	
Date of Legislative Action:		Date of Leg	islative Action, Second Reading:
Ordinance Number:		Other Ordir	nance Number References:
Disposition of Case:	Disposition of Case, Second Reading:		
If "Other":	If "Other":		

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

Amendments: