

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

KNOXVILLE·KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

File Number: 1-SD-01-C **Related File Number:** 1-G-01-UR
Application Filed: 12/11/2000 **Date of Revision:**
Applicant: MPM DEVELOPMENT
Owner: MPM DEVELOPMENT CO. LLC

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northeast side of Emory Church Rd., northwest of Westland Dr.
Other Parcel Info.:
Tax ID Number: 144 22 **Jurisdiction:** County
Size of Tract: 5 acres
Accessibility: Access is via Emory Church Rd. , a collector street with a pavement width of 22' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One single family dwelling
Surrounding Land Use: Property in the area is zoned PR residential and A agricultural. Development consists of single family dwellings and a church in the A zoned areas and attached residential condominiums and a large church in the PR zoned areas.
Proposed Use: Detached single family subdivision **Density:** 4.0 du/ac
Sector Plan: Southwest 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: MPM Development on Emory Church Rd.
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 20 **No. of Lots Approved:** 0
Variances Requested: 1. Intersection separation between Henderson Ln. and the proposed street from 300' to 240' .
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 because the proposed intersection is being placed at a location which creates the greatest sight distance.
APPROVE the Concept Plan subject to 6 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Dept.
2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Place note #9 from the concept plan on the final plat which restricts access to all lots only from the internal street.
4. Meeting all applicable requirements of the approved use on review.
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
6. A final plat application based on this Concept Plan will not be accepted for review by the MPC until

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certification of design plan approval has been submitted to the MPC staff.

Comments:

The applicant is proposing to divide this 5 acre site into twenty lots for detached single family dwellings. The development is proposed at 4 dwellings per acre. Development at this density is higher than the immediately surrounding property. However, recent development in this area includes an attached condominium project at 4 du/ac and the construction of a large church. Additionally, Emory Church Rd. has recently been improved and Westland Dr. is programmed for widening in the near future. The rezoning of this site to PR (Planned Residential) was approved by the Knox County Commission at 1-4.5 du/ac on January 22, 2001.

Due to the fact this development is proposed at a density much greater than the surrounding properties, the staff will require that a "Type B" landscape screen consisting of a combination of low shrubs, trees and fencing be installed along the northern eastern and southern boundaries of this site. The site is located within the parent responsibility zoned for the A.L. Lotts Elementary School. A sidewalk along the Emory Church Road frontage will be required. The proposed improvement to Westland Dr. will include the construction of sidewalks.

MPC Action:

Approved

MPC Meeting Date: 2/8/2001

Details of MPC action:

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Summary of MPC action: APPROVE variance #1 because the proposed intersection is being placed at a location which creates the greatest sight distance.
 APPROVE the Concept Plan subject to 6 conditions.

Date of MPC Approval: 2/8/2001 **Date of Denial:** **Postponements:** 1/11/01

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: