CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 1-SD-06-C Related File Number:

Application Filed: 12/5/2005 **Date of Revision:**

Applicant: SMITH CONTRACTING

Owner: SMITH CONTRACTING, LLC



Suite 403 • City County Building 4 0 0 Main Street 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: North end of Monterey Rd., east side of Wilkerson Rd., north of Globe Dr.

Other Parcel Info.:

Tax ID Number: 68 P C 014 Jurisdiction: City

Size of Tract: 7.99 acres

Access is via Monterey Rd., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: North: Vacant land / RP-1 (Planned Residential)

South: Residences / R-1 (Single Family Residential) East: Residences / R-1 (Single Family Residential) West: Residences / R-1 (Single Family Residential)

Proposed Use: Detached single-family subdivision Density: 2.25 du/ac

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Smith Contracting - Monterey Road

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 18 No. of Lots Approved: 18

Variances Requested: 1. Vertical curve variance on Monterey Rd. at STA 1+75, from 375' to 225'.

2. Maximum street grade variance on Monterey Road from existing to STA 0+22.5 from 12% to 14.89%.

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 and 2 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 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. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

4. Meeting all applicable requirements of the Knoxville Department of Engineering.

5. Meeting all applicable requirements and obtaining all required permits from the Tennessee

Department of Environment and Conservation.

6. Place a note on the final plat that all lots will have access only to the internal street 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.

Comments: The applicant is proposing to subdivide this 7.99 acre tract into 18 single-family detached lots at a

density of 2.25 du/ac. The property is located at the northwest corner of Norwood Heights subdivision and will have access via an extension of Monterey Rd. While the property has frontage along Wilkerson

Rd., access will be restricted to the internal street system.

The property which is zoned R-1 (Single Family Residential) has a minimum lot size requirement of 7500 square feet. The proposed lots vary in size from 8,457 to 34,260 square feet. The existing blueline stream that crosses the northwest side of the property will include a 30' buffer centered along

the stream.

MPC Action: Approved MPC Meeting Date: 1/12/2006

Details of MPC action:

Summary of MPC action: APPROVE variances 1 and 2 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 7 conditions:

Date of MPC Approval: 1/12/2006 Date of Denial: Postponements:

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:

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If "Other":	If "Other'
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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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