CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 1-SE-01-C Related File Number: 1-H-01-UR

Application Filed: 12/11/2000 **Date of Revision:**

Applicant: DWIGHT FRAZIER

Owner: DWIGHT FRAZIER



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

PROPERTY INFORMATION

General Location: East side of Ellistown Rd., north of Millertown Pk.

Other Parcel Info.:

Tax ID Number: 41 44 Jurisdiction: County

Size of Tract: 74.25 acres

Access is via Ellistown Rd., a collector street with a pavement width of 19' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 1 single family dwelling & vacant

Surrounding Land Use: Property in the area is zoned A agricultural and developed with single family dwellings at a density

generally greater than one dwelling per acre.

Proposed Use: Detached single family subdivision Density: .99 du/ac

Sector Plan: Northeast County Sector Plan Designation:

Growth Policy Plan:

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:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Chestnut Ridge Subdivision

Surveyor: Robert G. Campbell and Associates

No. of Lots Proposed: 74 No. of Lots Approved: 0

Variances Requested: 1. Vertical curve variance on Road A at Sta. 11+00 from 325' to 200'.

2. Intersection grade variance from 1% to 2% at Road B & Road A intersection.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: dk

Staff Recomm. (Abbr.): APPROVE variances 1 &2 because of topography, 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 requirement of the Knox County Health Dept.

2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).

3. Submitting a detailed grading plan which includes building pads and profiles for the proposed driveways. No driveway is to exceed 20% grade.

4. Place a note on the final plat that lots 1 and 74 will have access from the internal street system only.

5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

6. Meeting all requirements of the approved use on review development plan.

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.

Comments: The applicant is proposing to divide this 74.25 acre tract into 74 lots. The property was rezoned to PR (Planned Residential) at 1 du/ac. in May, 2000. A large portion of the site is a very steep hillside. The

(Planned Residential) at 1 du/ac. in May, 2000. A large portion of the site is a very steep hillside. The steepest portion of the site is proposed to be divided into 4 acreage tracts. The remaining lots, located on the more easily developed portion of the site, will average approximately 15,000 sq. ft. in area.

Due to the steep topography of the southern portion of this site, the staff has requested that a detailed grading plan be prepared for the lots which will front on Road A. This grading plan is to show the proposed building pad areas and driveways. Additionally, we are asking that profiles of the driveways be provided to the proposed acreage tracts. Rural Metro Fire Dept. has informed staff that a fire engine cannot traverse a grade greater than 20 percent. For that reason, staff will not approve a driveway

which has a slope of greater than 20 percent.

MPC Action: Approved MPC Meeting Date: 1/11/2001

Details of MPC action: APPROVE variances 1 &2 because of topography, and the proposed variances will not create a traffic

hazard.

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Summary of MPC action: APPROVE variances 1 &2 because of topography, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions.

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Date of MPC Approval:	1/11/2001	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publication?: Action Appealed?:		
	LEGISLA	TIVE ACTION AND DI	ISPOSITION	
Legislative Body:				
Date of Legislative Action:		Date of Legis	slative Action, Second Reading:	
Ordinance Number:		Other Ordina	nce Number References:	
Disposition of Case:		Disposition o	of Case, Second Reading:	
If "Other":		If "Other":		
Amendments:		Amendments	3:	

Effective Date of Ordinance:

Date of Legislative Appeal:

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