

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 1-SF-01-C **Related File Number:** 1-I-01-UR
Application Filed: 12/11/2000 **Date of Revision:**
Applicant: TRANTANELLA CONSTRUCTION CO.
Owner: TRANTANELLA CONSTRUCTION CO.

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southeast side of Gray Hendrix Rd., southwest of Tsawasi Rd.
Other Parcel Info.:
Tax ID Number: 90 165, 165.01 & 165.02 **Jurisdiction:** County
Size of Tract: 6.26 acres
Accessibility: Access is via Gray Hendrix Rd., a local street with a pavement width of 24' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 1 single family dwelling and vacant
Surrounding Land Use: Property in the area is zoned A agricultural and RA residential. Development consists of single family dwellings to the south, east and west. Karns Middle School is located across Grey Hendrix Rd. from this site.
Proposed Use: Detached single family subdivision **Density:** 3.67 du/ac
Sector Plan: Northwest 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) pending
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: Andrews Crossing Sub. (Formerly David Trantanella on Gray Hendrix Rd.)
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 23 **No. of Lots Approved:** 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: dk
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 10 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. Final approval of the rezoning of this site to PR (Planned Residential) at a density equal to or greater than 3.675 du/ac. By the Knox County Commission.
4. Provision of stormwater detention as required by the Knox County Dept. of Engineering and Public Works.
5. Placing a note on the Final Plat that all lots will have access to the internal road system only.
6. Provision of a temporary turn-around at the southern end of Road A.
7. Provision of a 5' wide sidewalk to be located on one side of each street along the full length of each street. Sidewalks are to be installed within one year after the issuance of the first occupancy permit in this development.
8. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
9. A final plat application based on this concept plan will not be accepted for review by MPC until certification of

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design plan has been submitted to MPC staff.
10. Meeting all requirements of the approved use on review development plan.

Comments: The applicant has submitted a proposed single family subdivision which will be developed at a density of 3.67 dwellings per acre. The MPC at its May, 2001 meeting, approved the rezoning of this site to PR (Planned Residential) at 1-3.7 du/ac. This rezoning will be heard by the Knox County Commission on June 25, 2001. The site that is being rezoned contains 6.26 acres. At 3.7 dwellings per acre, the site will accommodate a total of 23 dwellings. The site already has one dwelling situated on the property. This will limit the future development of this property to a maximum of 22 additional dwellings as proposed by the applicant.

The Knox County Engineering Dept. has reviewed the preliminary drainage plan for the site. They will require the applicant to detain stormwater on the site at a greater rate than is normally required and release the water at a slower rate. This is being done so as not to overburden the existing drainage system in this area.

Located directly across Gray Hendrix Rd. from this site is Karns Middle School. The applicant will be constructing sidewalks within this project to provide pedestrian access to the school. Staff will recommend the sidewalks be installed within one year of the issuance of the first occupancy permit within this project. Additionally, access to all lots will be limited to the internal street system only.

MPC Action: Approved

MPC Meeting Date: 6/14/2001

- Details of MPC action:**
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. Final approval of the rezoning of this site to PR (Planned Residential) at a density equal to or greater than 3.675 du/ac. By the Knox County Commission.
 4. Provision of stormwater detention as required by the Knox County Dept. of Engineering and Public Works.
 5. Placing a note on the Final Plat that all lots will have access to the internal road system only.
 6. Provision of a temporary turn-around at the southern end of Road A.
 7. Provision of a 5' wide sidewalk to be located on one side of each street along the full length of each street. Sidewalks are to installed within one year after the issuance of the first occupancy permit in this development.
 8. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
 9. A final plat application based on this concept plan will not accepted for review by MPC until certification of

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design plan has been submitted to MPC staff.
 10. Meeting all requirements of the approved use on review development plan.

Summary of MPC action: APPROVE the Concept Plan subject to 10 conditions

Date of MPC Approval: 6/14/2001 **Date of Denial:** **Postponements:** 1/11/01-5/10/01

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: