CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number: 1-SH-02-F Related File Number:

Application Filed: 12/17/2001 Date of Revision:

Applicant: ALLEN EDWARDS

Owner: ALLEN EDWARDS



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: Southeast side of Kenilworth, east of Brice St.

Other Parcel Info.:

Tax ID Number: 70 P F 001 Jurisdiction: City

Size of Tract: 4.75 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: East 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:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Kenilworth Square

Survevor: Gore

No. of Lots Proposed: 7 No. of Lots Approved: 7

Variances Requested:

1. Variance to reduce the corner radius at Kenilworth Ln. and Greenfield Ln. from 25' to 0'.

*Plat does not meet City Engineering requirements for drainage detention.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB

Staff Recomm. (Abbr.): Approve Variance

DENY FINAL PLAT

Staff Recomm. (Full): The Final Plat cannot be approved because the applicant has not obtained approval from the City for

storm drainage.

Comments: This proposed subdivision was approved as a Concept Plan on November 8, 2001. The approved

Concept Plan identified a proposed detention basin at the southeast corner of the property. When the

Final Plat was submitted, the detention area was not included. The Knoxville Department of

Engineering requested that the applicant provide documentation that on-site detention was not needed. The drainage analysis provided by the applicant did not meet the City's stormwater requirements. A revised drainage plan, that includes a detention area, was submitted for review on January 9, 2001, seven days after the Corrections Deadline. That plan will not be reviewed for compliance with the

stormwater regulations until the week of January 13, 2002.

MPC Action: Denied MPC Meeting Date: 1/10/2002

Details of MPC action:

Summary of MPC action: Approve Variance

DENY FINAL PLAT

Date of MPC Approval: Date of Denial: 1/10/2002 Postponements:

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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