CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	1-SH-04-C	Related File Number:	1-J-04-UR
Application Filed:	12/8/2003	Date of Revision:	
Applicant:	JOHN CAPPS BUILDERS, LLC	>	
Owner:	JOHN CAPPS BUILDERS, LLC	>	

PROPERTY INFORMATION

General Location:	Northwest side of W. Beaver Creek Dr., west of Joyce Ln.		
Other Parcel Info.:			
Tax ID Number:	66 140	Jurisdiction:	County
Size of Tract:	9 acres		
Accessibility:	Access is via W. Beaver Creek Dr., a collector street with a pavement width of 20' within a 40' right-of- way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	One single family dwelling and vacant land		
Surrounding Land Use:	Property in the area is zoned A agricultural, RA and PR residential and F floodway. Development consists of single family dwellings. Beaver Creek forms the northern boundary of this site.		
Proposed Use:	Detached single family	subdivision	Density: 2.81 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)

PR (Planned Residential) & F (Floodway)

Current Zoning: Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

KNOXVILLE·KNOX COUNTY

METROPOLITAN PLANNING

COMMISSION N N E S S E

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Beechwood Estates	
Surveyor:	Robert G. Campbell and Associates	
No. of Lots Proposed:	23 No. of Lots Approved: 0	
Variances Requested:	 Grade at intersection from 1% to 2% at Beechwood Ln. and W. Beaver Creek Dr. Vertical curve variance from 112.5' to 100' at sta.10+60 of Beechwood Ln. 	
C/D Nama Change		

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC ACTION AND DISPOSITION
Planner In Charge:	Dan Kelly
Staff Recomm. (Abbr.):	APPROVE variances 1 & 2 because the topography of the site restricts compliance with the Subdivision Regulations
	APPROVE the concept plan subject to 8 conditions
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Relocating the drainage easement or adjusting the boundary of lot 5 to move the drainage easement to the boundary of the lot.
	 to the boundary of the lot. 4. Provision of traffic calming devices per the requirements of the Knox County Dept. of Engineering and Public Works. 5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102) (Beechwood Ln. was denied). 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. 8. Certification on the final plat by the applicant's engineer that there is 350' of sight distance in both directions on W. Beaver Creek Dr.
Comments:	This applicant is proposing to divide a nine acre site into 23 lots. A small portion of the site is located in the floodway of Beaver Creek. With the area located in the floodway subtracted from the total acreage, the site has 8.2 acres of developable land. The Knox County Commission recently rezoned this site to permit up to 3 du/ac. The development density of the proposed subdivision is 2.81 du/ac. Since a portion of the site is within the floodway and floodway fringe of Beaver Creek, the Knox County Dept. of Engineering and Public Works will establish a minimum floor elevation (MFE) for structures that will be located in the floodway fringe.
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE
	1. The proposed subdivision will have minimal impact on local services since all utilities are in place to
	serve this site. 2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE
	 The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance. The proposed subdivision is consistent with the general standards for uses permitted on review. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas. The proposed density of this site is 1-3 dwelling units per acre. The proposed 2.81 dw/ac is

3. The recommended density of this site is 1-3 dwelling units per acre. The proposed 2.81 du/ac is

	within the permitted zoning density.		
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS		
	maximum dens		his property for low density residential use with a elopment density of 2.81 du/ac is consistent with the the area.
MPC Action:	Approved MPC Meeting Date: 1/8/2004		
Details of MPC action:	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Relocating the drainage easement or adjusting the boundary of lot 5 to move the drainage easement to the boundary of the lot. Provision of traffic calming devices per the requirements of the Knox County Dept. of Engineering and Public Works. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102) (Beechwood Ln. was denied). Meeting all requirements of the approved Use-on-Review development plan. 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. Certification on the final plat by the applicant's engineer that there is 350' of sight distance in both directions on W. Beaver Creek Dr. 		
Summary of MPC action:	APPROVE variances 1 & 2 because the topography of the site restricts compliance with the Subdivision Regulations APPROVE the concept plan subject to 8 conditions		
Date of MPC Approval:	1/8/2004	Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:		
	LEGI	SLATIVE ACTION AND L	DISPOSITION
Legislative Body:			
Date of Legislative Action:	Date of Legislative Action, Second Reading:		

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: