CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 1-SK-04-C **Application Filed:** 12/10/2003 Applicant: JOHN WORLEY **Owner:** INCOMPLETE

PROPERTY INFORMATION

General Location: North & west sides of Acorn Dr., south side of Oakland Dr. **Other Parcel Info.:** Tax ID Number: 59 I B 027 Jurisdiction: City Size of Tract: 2.208 acres Access is via Oakland Dr., a local street with a pavement width of 19' within a 40' right-of way and Acorn Accessibility: Dr., a local street with a pavement width of 20' within a 40' right-of-way.

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION Existing Land Use: Vacant land Surrounding Land Use: Property in the area is zoned R-1 residential. Development consists of detached single family dwellings. **Proposed Use:** Detached single family subdivision **Density:** Sector Plan: North City Sector Plan Designation: Urban Growth Area (Inside City Limits) **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: 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:	Property of John Worley		
Surveyor:	Church		
No. of Lots Proposed:	8	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:	Dan Kelly
Staff Recomm. (Abbr.):	APPROVE the concept plan subject to 6 conditions
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knoxville Zoning Ordinance. Meeting all requirements of the Knoxville Dept. of Engineering. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept. Dedicating right-of-way along the frontage of this project on both Acorn and Oakland Drives equal to 25' from the centerline of the existing streets. Recalculating the lot area of lots 2,3,6 & 8 after eliminating the area contained in the access strips from the total lot area (64-24.1). Each lot must have 7,500 square feet excluding the access strip. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.
Comments:	The applicant is proposing to divide this 2.2 acre site into 8 lots with each lot having access to an existing public street. The site adjoins Oakland Dr. and Acorn Dr. on three sides. Each lot will have direct access to one of these streets. The applicant's surveyor did not note the required right-of-way dedication which is 25' from the centerline of both streets. Lots 2,3,6 and 8 contain an access strip. The Subdivision Regulations state that the area in an access strip is not to be included in computing the lot area. Staff believes that each of these lots will exceed the minimum lot area required by the R-1 zoning regulations, but the lot area will have to be recalculated to resolve the question. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE
	 The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site. The proposed detached single family subdivision is consistent in use and intensity with the recent zoning and subdivision development in the area.
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE
	 The proposed detached single family subdivision meets the standards for development within the R-1 (Single Family Residential) Zone and all other requirements of the Zoning Ordinance. The proposed subdivision 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 nonresidential traffic through residential areas.
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
	 The North City Sector Plan proposes low density residential development to occur on this site. Development of this site as proposed conforms to the Sector plan.
MPC Action:	Approved MPC Meeting Date: 1/8/2004
Details of MPC action:	
Summary of MPC action:	APPROVE the concept plan subject to 6 conditions

Date of MPC Approval: 1/

1/8/2004

Date of Denial:

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":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: