

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 10-SA-01-C **Related File Number:** 9-J-01-UR
Application Filed: 9/10/2001 **Date of Revision:**
Applicant: JOHN HUBER
Owner: HUBER PROPERTIES, LLC JOHN HUBER

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: North and south sides of Woody Dr., west of Gracewood Way
Other Parcel Info.:
Tax ID Number: 143 25, 40 & 81 **Jurisdiction:** County
Size of Tract: 3.02 acres
Accessibility: Access is via Woody Dr., a collector street with a pavement width of 19' - 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: The site is located on the north and south sides of Woody Dr. A number of single family subdivisions have been developed in this area with access to Woody Dr. The older housing stock that fronts directly on Woody Dr. is generally poorly maintained. A number of junk cars are located on the adjoining parcel.
Proposed Use: Duplex development **Density:** 4.64 du/ac
Sector Plan: Southwest 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: RA (Low Density Residential), part 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: John Huber on Woody Road
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 7 **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 6 conditions
Staff Recomm. (Full):
1. Connection of sanitary sewers and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System of Knox County (Ord. 91-1-102).
3. Place a note on the final plat that all lots have access to the internal road system only.
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
5. Meeting all requirements of the approved use on review development plan.
6. 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 has submitted a concept subdivision plan for 7 lots. Additionally, he has submitted a development plan requesting permission to place a duplex on each of the seven lots. MPC may consider these items separately. The concept plan meets the requirements for approval and staff has recommended that action. The use on review for the duplexes has also been recommended for approval by staff. Guidelines used by the staff in making this recommendation state that duplexes should be permitted in low density areas when they will not significantly affect the service demands or the aesthetics of the area. Adequate utilities are in place to serve this project. The existing housing stock in the immediate vicinity of this site has been poorly maintained and is in deteriorating condition. Access to the duplexes will be via Woody Dr. which is classified as a collector street.

Staff is recommending the establishment of a homeowners association. The purpose of the association is to establish a means for collecting money to provide common maintenance of the lawns, building exteriors and the joint easement that provides access to the development. This should prevent these new structures from falling into disrepair as is the case with the surrounding dwellings.

All of the recent development in the area has been limited to detached single family dwellings. MPC recently approved a small multi-family project on Loop Rd. not far from this site.

MPC Action: Approved **MPC Meeting Date:** 10/11/2001

Details of MPC action:
1. Connection of sanitary sewers and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System of Knox County (Ord. 91-1-102).
3. Place a note on the final plat that all lots have access to the internal road system only.
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
5. Meeting all requirements of the approved use on review development plan.
6. 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.

Summary of MPC action: APPROVE the Concept Plan subject to 6 conditions

Date of MPC Approval: 10/11/2001 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: