

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 10-SB-01-C **Related File Number:**  
**Application Filed:** 9/10/2001 **Date of Revision:**  
**Applicant:** ALLEN EDWARDS  
**Owner:** ALLEN EDWARDS

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

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## PROPERTY INFORMATION

**General Location:** Southeast side of Kenilworth Ln., east of Brice St.  
**Other Parcel Info.:**  
**Tax ID Number:** 70 P F 001 **Jurisdiction:** City  
**Size of Tract:** 4.86 acres  
**Accessibility:** Access is via Kenilworth Ln., a local street with a 17' to 18' pavement width within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single-family residence  
**Surrounding Land Use:** North: Single-family residences / R-1 (Single Family Residential)  
South: Single-family residences / R-1 (Single Family Residential)  
East: Single-family residences / R-1 (Single Family Residential)  
West: Single-family residences / R-1 (Single Family Residential)  
**Proposed Use:** Detached single-family subdivision **Density:** 1.44 du/ac  
**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:

### **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Kenilworth Square ( Formerly Allen Edwards Subdivision)  
**Surveyor:** Gore  
**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:** TPB  
**Staff Recomm. (Abbr.):** APPROVE the Concept Plan for 7 detached single-family lots subject to 5 conditions:  
**Staff Recomm. (Full):**  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Meeting all applicable requirements of the Knoxville Department of Engineering.  
3. Prior to final plat approval, identification of driveway locations for all lots, and certification by the applicant's surveyor that there is 300 feet of sight distance in both directions along Kenilworth Ln. at each driveway location.  
4. Meeting all requirements of the Knoxville Zoning Ordinance.  
5. 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.

**Comments:** The applicant is proposing to subdivide this 4.86 acre tract into 7 detached single-family lots at a density of 1.44 du/ac. The original concept plan submitted for this property had 18 lots served by two 40' JPE's. The property is zoned R-1 (Single Family Residential) which allows a minimum lot size of 7,500 square feet. The lots in the proposed subdivision range from 18,000 to 38,500 square feet. Lots sizes in surrounding subdivisions range from approximately 6,500 to 13,000 square feet. The existing house that is located on the property will remain. Three of the proposed lots will be flag lots served by a 25' wide access strip. Due to a crest in Kenilworth Ln. in front of the existing house, the applicant will be required to identify all driveway locations, and certify prior to final plat approval, that required sight distance exists at each driveway location.

**MPC Action:** Approved      **MPC Meeting Date:** 11/8/2001

**Details of MPC action:**

**Summary of MPC action:** APPROVE the Concept Plan for 7 detached single-family lots subject to 5 conditions:

**Date of MPC Approval:** 11/8/2001      **Date of Denial:**      **Postponements:** 10/11/01

**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:**