

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 10-SD-01-C                      **Related File Number:**  
**Application Filed:** 9/10/2001              **Date of Revision:**  
**Applicant:** BELL CAMPGROUND, LLC  
**Owner:** NOVA, INC.

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:** North end of Cripple Oak Ln., east of Bell Campground Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 56 035, 036 & 037                      **Jurisdiction:** County  
**Size of Tract:** 17.33 acres  
**Accessibility:** Access is via Cripple Oak Ln., a local street with a 26' pavement width within a 50' right-of-way for 21 lots, and Bell Campground Rd., a minor collector street with a 17' pavement width within a 50' right-of-way for 6 lots .

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Single-family residences / A (Agricultural)  
South: Single-family residences / PR (Planned Residential)  
East: Vacant land / A (Agricultural)  
West: Single-family residences / RA (Low Density Residential) & A (Agricultural)  
**Proposed Use:** Detached single-family subdivision                      **Density:** 1.56 du/ac  
**Sector Plan:** North 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:** PR (Planned 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: Bell Place, Unit 3

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 27                      No. of Lots Approved: 0

Variances Requested: 1. Intersection grade variance on Road "F" at Cripple Oak Ln., from 1% to 2%.

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 1 because of topography, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions:

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
  3. Obtaining drainage easements for all necessary off-site drainage prior to final plat approval
  4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Bell Campground Rd. for Lots 117 - 122. Failure to meet the sight distance requirements will require redesign of the lots for compliance with both access and sight distance standards.
  6. Lots 117 - 122 shall be equipped with on-site turn-arounds for the driveways.
  7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
  8. 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.

With the conditions noted, the request meets all requirements for approval of a concept plan.

Comments: The applicant is proposing a revision to a portion of a concept plan that was approved by the Planning Commission on February 13, 1997 (2-SA-97-C / 2-C-97-UR). The original concept plan was approved for a total of 122 detached single-family lots. While the total number of lots has not changed, the plan is being revised for Unit 3 for a change in the street layout. Unit 3 includes a total of 27 lots on 17.33 acres for a density of 1.56 du/ac. The overall density of the subdivision is 2.07 du/ac. While access to 21 lots in this phase will be from the internal streets for the subdivision, 6 lots are proposed to have direct access form Bell Campground Rd. The applicant's surveyor will need to certify that there is 300 feet of sight distance in both directions along Bell Campground Rd. for the 6 lots. If the required sight distance can not be met, the lots will have to be redesigned for compliance with both access and sight distance standards. All lots fronting on Bell Campground Rd shall be equipped with on-site turn-arounds for the driveways.

MPC Action: Approved

MPC Meeting Date: 10/11/2001

Details of MPC action:

Summary of MPC action: APPROVE variance 1 because of topography, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 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:**