

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 10-SE-04-C **Related File Number:**
Application Filed: 9/12/2004 **Date of Revision:**
Applicant: TONY CRUTCHFIELD
Owner: CHARLES BREWER

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
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PROPERTY INFORMATION

General Location: North side of Bell Campground Rd., northeast side of Cruze Dr.
Other Parcel Info.:
Tax ID Number: 56 17 **Jurisdiction:** County
Size of Tract: 5 acres
Accessibility: Access is via Bell Campground Rd., a collector street with a pavement width of 26' within a 50' right-of-way at this location.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned RB residential and A agricultural. Development in the area consists of single family dwellings with Broadacres Subdivision on the south side of Bell Campground Rd.
Proposed Use: Detached single family subdivision **Density:**
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: RB (General Residential) & A (Agricultural)
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: Brewer Property Subdivision
Surveyor: Crutchfield Surveys
No. of Lots Proposed: 6 **No. of Lots Approved:** 0
Variances Requested: 1. Intersection separation variance between the entrance road and Cruze Dr from 300' to 260'.
2. Variance of property line transition radius from 25' to 0' at the entrance to the development.
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 site's proximity to Cruze Dr. restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

APPROVE the concept plan subject to 11 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. The proposed joint permanent easement not exceeding 12% grade.
5. Paving the joint permanent easement to a minimum width of 20' as may be required by the Knox County Dept. of Engineering and Public Works.
6. Show the hatched contour and identify the 50' building setback buffer from the sinkhole on this site.
7. If any building construction is proposed within the 50' buffer area around the sinkhole/depression located on Lots 1 & 2, a geotechnical report must be prepared by a registered engineer to determine soil stability, and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. The sinkhole/depression and 50' buffer shall be designated on the final plat.
8. Meeting all applicable requirements and obtaining any required permits from the Tenn. Dept. of Environment and Conservation.
9. Place a note on the final plat that all lots except Lot 6 will have access to the internal street only.
10. Remove from the concept plan or correct the references to the required building setbacks shown on the plan.
11. 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 divide this five acre site into six lots. Two of the lots are located on the portion of the site that is zoned A (Agricultural). Those two lots will be over one acre in size. The remainder of the site is zoned RB (General Residential) and will contain lots that are approximately one-third of an acre in size. Access to five of the six lots will be via a joint permanent easement. This easement will have to be paved to a minimum width of 20' if it exceeds a road grade of 8% or as required by the Knox County Dept. of Engineering and Public Works.

A large sinkhole is located on the rear of the site. There should be building sites on both of the affected lots outside the required 50' setback from the top of the sinkhole. If any building is proposed within this 50' buffer a geotechnical study will have to be prepared by a qualified engineer to ascertain the stability of the proposed building site. Before any building can proceed in this 50' setback, the study must be reviewed and approved by the Knox County Dept. of Engineering and Public Works.

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 water and sewer utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the zoning in

the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached single-family subdivision meets the standards for development within the A and RB Zones and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for the A and RB zones: 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the North County Sector Plan proposal of low density residential uses.

MPC Action: Approved **MPC Meeting Date:** 10/14/2004

Details of MPC action:

Summary of MPC action: APPROVE variances 1-2 because the site's proximity to Cruze Dr. restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard
APPROVE the concept plan subject to 11 conditions

Date of MPC Approval: 10/14/2004 **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: