

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 10-SE-06-C **Related File Number:**
Application Filed: 9/5/2006 **Date of Revision:**
Applicant: CAMDUN REALTY I
Owner: CAMDUN REALTY I

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
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: North end of Monterey Rd, east side of Wilkerson Rd., north of Globe Dr.
Other Parcel Info.:
Tax ID Number: 68 P C 14 **Jurisdiction:** City
Size of Tract: 8.23 acres
Accessibility: Access is via Monterey Rd., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land / RP-1 (Planned Residential)
South: Residences / R-1 (Low Density Residential)
East: Residences / R-1 (Low Density Residential)
West: Residences / R-1 (Low Density Residential)
Proposed Use: Detached residential subdivision **Density:** 2.19 du/ac
Sector Plan: Northwest 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 (Low Density 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: Camdun Realty I, LLC - Monterey Rd.
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 18 **No. of Lots Approved:** 18
Variances Requested: 1. Vertical curve variance on Monterey Rd. at STA 0+91.49, from 226.75' to 150'.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.
Staff Recomm. (Full): APPROVE the Concept Plan subject to 8 conditions:
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 Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. Prior to submitting a final plat for this subdivision, a revised concept plan shall be submitted to Planning Commission Staff that reflects any changes in the northern property line in the area of the creek. The revised concept plan shall include lot areas for each lot for verification that all lots meet the minimum lot size requirements of the R-1 zoning district.
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, this plan meets the requirements for approval of a Concept Plan.

Comments: The applicant has submitted a revision to the concept plan for this site that was approved by the Planning Commission (1-SD-06-C) on January 12, 2006. The proposed revision includes a change in the layout of the interior street system and some minor changes in the proposed lots. The applicant is proposing to subdivide this 8.23 acre tract into 18 single-family detached lots at a density of 2.19 du/ac. The property is located at the northwest corner of Norwood Heights subdivision and will have access via an extension of Monterey Rd. While the property has frontage along Wilkerson Rd., access will be restricted to the internal street system.

The property which is zoned R-1 (Single Family Residential) has a minimum lot size requirement of 7500 square feet. The proposed lots vary in size from 8,783 to 33,512 square feet. The existing creek that crosses the northwest side of the property will include a 30' buffer centered along the creek.

The applicant for this subdivision has also submitted an application (10-SF-06-C/10-O-06-UR) for an attached residential subdivision for the property to the north that is zoned RP-1 (Planned Residential). That proposal includes a revision to the lot line between the two parcels with the new line following the centerline of the creek. Prior to submitting a final plat for this subdivision, a revised concept plan shall be submitted to Planning Commission Staff that reflects any changes in the northern property line in the area of the creek. The revised concept plan shall include lot areas for each lot for verification that all lots meet the minimum lot size requirements of the R-1 zoning district.

MPC Action: Approved **MPC Meeting Date:** 10/12/2006

Details of MPC action: 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 Knoxville (City Ord. 0-280-90).

3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
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Summary of MPC action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions:

Date of MPC Approval: 10/12/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: