

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

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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Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 10-SE-16-C **Related File Number:** 10-J-16-UR
Application Filed: 8/29/2016 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: Southeast side of Keller Bend Rd., southwest of Tedford Ln.
Other Parcel Info.:
Tax ID Number: 155 025 & 02501 **Jurisdiction:** County
Size of Tract: 6.34 acres
Accessibility: Access is via Keller Bend Rd., a local street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use: North: Residences / A (Agricultural)
South: Residences and vacant land / A (Agricultural) and PR (Planned Residential)
East: Residence and vacant land / RA (Low Density Residential)
West: Residences and vacant land / A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:** 2.997 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2302 Keller Bend Rd
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:

System within Knox County (County Ord. 91-1-102).

3. Revising the concept plan to show the 25' right-of-way dedication for the entire frontage along Keller Bend Rd. There is still a 22.6' reference on the plan.

4. On the final plat, including the sight distance easement across Lot 1 that is needed to maintain 300' of sight distance through the curve of Keller Bend Rd.

5. Prior to final plat approval, obtaining a sight distance easement across the corner of Tax Parcel 155 026 that is needed to maintain 300' of sight distance through the curve of Keller Bend Rd. The recording information shall be included on the final plat. (See condition #4 above.)

6. Prior to obtaining a design plan approval for the subdivision, submitting a detailed grading plan to the Knox County Department of Engineering and Public Works and Planning Commission Staff that documents all proposed lots will have adequate building sites and yard areas with driveway grades not exceeding a 15% grade. Those lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.

7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

8. Placing a note on the final plat that all lots will have access only to the internal street system.

9. 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.

Summary of Action:

APPROVE the Concept Plan subject to 9 conditions

Date of Approval:

10/13/2016

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Chancery Court

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: