CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

KNOXVILLE·KNOX COUNTY
MPC
METROPOLITAN PLANNING COMMISSION
TENNESSEE
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865•215•2500
FAX•215•2068
www•knoxmpc•org

File Number: 10-SF-01-C **Related File Number:**

Application Filed: 9/10/2001 **Date of Revision:**

Applicant: QUINT BOURGEOIS

Owner: VANCE BURKEY

PROPERTY INFORMATION

General Location: West side of Collier Rd. south of W. Copeland Dr.

Other Parcel Info.:

Tax ID Number: 46 PT. 133.01 & 151 **Jurisdiction:** County

Size of Tract: 13 acres

Accessibility: Access is via Collier Rd., a local street with a pavement width of 17' to 19' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use: Property in the area is zoned RA, RB and PR residential and A agricultural. Development consists of single family dwellings in both subdivision and rural settings.

Proposed Use: Detached single family subdivision **Density:** 2.66 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: Powell Acres - Revised lots 32- 61

Surveyor: Sullivan

No. of Lots Proposed: 30 **No. of Lots Approved:** 0

Variances Requested: 1. Vertical curve variance from 176' to 70' at Sta. 0+35 of Road E.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: DK

Staff Recomm. (Abbr.): APPROVE variance 1 because of topography and the variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions

Staff Recomm. (Full):
1. Connection to sanitary sewers and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering system within Knox County, Ord 91-1-102.
3. Placed a note on the final that all lots will have access from the internal road system only.
4. Prior to final plat approval, the applicant's surveyor must certify that 300' of sight distance is available in each direction at the proposed Collier Rd. entrance to the subdivision.
5. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan has been submitted to MPC staff.
6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
7. Meeting all requirements of the previously approved use on review development plan (5-R-01-UR).

Comments: The applicant is proposing a revision to a portion of a concept plan that was approved by MPC in May 2001 (5-SH-01-C /5-R-01-UR). The plan approved at that time contained 85 lots with access to Ponderosa Dr. and Collier Rd. The plan is being revised due to topographic reasons. The changes include relocating the entrance location on Collier Rd. and rearranging 30 of the originally approved 85 lots in the development.

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 variance will not create a traffic hazard.
APPROVE the Concept Plan subject to 7 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: **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:**