

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 10-SG-03-C **Related File Number:** 10-K-03-UR
Application Filed: 9/8/2003 **Date of Revision:**
Applicant: JACK D. & BETTY HOUSTON
Owner: H & S HOMES

PROPERTY INFORMATION

General Location: South side of Brookshire Wy., south of Gleason Dr.
Other Parcel Info.:
Tax ID Number: 132 066 **Jurisdiction:** County
Size of Tract: 2.99 acres
Accessibility: Access is via Gleason Dr., a collector street with a pavement width of 22' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: Property in the area is zoned RAE, RA, PR and RB residential. Development consists of numerous multi-family developments and single family dwellings.
Proposed Use: Attached single family subdivision **Density:** 6.64 du/ac
Sector Plan: Southwest 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: Brookshire
Surveyor: LeMay & Associates
No. of Lots Proposed: 12 **No. of Lots Approved:** 0
Variances Requested: 1. Horizontal curve variance from 250' to 100' at sta 1+00 of Brookshire Wy.
2. Vertical curve variance from 260.5' to 260' at sta. 1+35 of Brookshire Wy.
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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, DENY variance 2 because the variance can be easily eliminated

APPROVE the concept plan subject to 4 conditions

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all requirements of the approved Use-on-Review development plan.
4. 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 applicants have resubmitted the final phase of Brookshire Subdivision for review. The development was originally approved in 1997 and then again in August, 1998. The approval of a concept plan is good for a maximum of five years. The plan presented for review contains the same number of lots as previously approved. The applicants are requesting to be permitted to use a hammer head turn around at the end of Brookshire Wy. rather than a cul de sac.

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 all utilities are in place to serve this site.
- 2. The proposed attached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

- 1. The proposed attached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
- 2. The proposed subdivision is consistent with the general standards for uses permitted on review: 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.
- 3. The recommended density of this site is 1- 12 dwellings per acre. The proposed 6.64 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan identifies this property for medium density residential use with a maximum density of 12 du/ac. The PR zoning approved for this site allows a density up to 12 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action: Approved

MPC Meeting Date: 10/9/2003

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County

Health Department.

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

3. Meeting all requirements of the approved Use-on-Review development plan.

4. 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 MPC action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, DENY variance 2 because the variance can be easily eliminated

APPROVE the concept plan subject to 4 conditions

Date of MPC Approval: 10/9/2003

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: