CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SA-01-C Related File Number: 11-G-01-UR

Application Filed: 10/15/2001 **Date of Revision:**

Applicant: JIM SULLIVAN

Owner: EAGLE BEND REALTY

METROPOLITAN
PLANNING
COMMISSION
IENNESSEE
Suite 403 • City County Building
4 0 0 Main Street
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0

F A X • 2 1 5 • 2 0 6 8

www•knoxmpc•org

KNOXVILLE·KNOX COUNTY

PROPERTY INFORMATION

General Location: West side of Hart Rd., south of Bluegrass Rd.

Other Parcel Info.:

Tax ID Number: 154 67 Jurisdiction: County

Size of Tract: 13.5 acres

Accessibility: Access is via Hart Rd., a collector street with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use: Property in the area is zone RA, RAE and PR residential. Development consists of numerous

subdivisions containing single family dwellings.

Proposed Use: Detached single family subdivision Density: 3.04 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:

1/31/2007 11:55 AM Page 1 of 3

SUBDIVISION INFORMATION (where applicable)

Madison Ridge Subdivision Name:

Survevor: Sullivan

No. of Lots Proposed: 41 No. of Lots Approved: 0

1. Grade at intersection variance from 1% to 3% at Hart Rd. Variances Requested:

S/D Name Change:

Comments:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: DK

Staff Recomm. (Abbr.): APPROVE variance 1 due to topography and the proposed variance will not create a traffic hazard

APPROVE the concept plan subject to 9 conditions

1. Connection to sanitary sewers and meeting any other relevant requirement of the Knox County Staff Recomm. (Full): Health Dept.

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

3. Prior to final plat approval, the applicant's surveyor must certify the sight distance at the entrance to the development meets or exceeds 300' in each direction.

4. Engineered fill with compaction testing will be required by the Knox County Dept. of Engineering and Public Works for the proposed entrance road and any filled building sites.

5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).

6. Place a note on the final plat that all lots will have access from the internal road system only.

7. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.

8. Meeting all requirements of the approved use on review.

9. A final plat application based on this concept plan will not be accepted for review by MPC until

certification of design plan approval has been submitted to MPC staff.

The site is located on the west side of Hart Rd. across from Tierra Verde Subdivision. The property was recently rezoned to PR (Planned Residential) at 1-3 dwellings per acre. The site has rolling topography with slopes approaching 25% on some portions of the property. There is a significant drainage way crossing this site from north to south. This drainage way appears on the USGS Maps as a stream. The Tennessee Dept. of Environment and Conservation has determined it be a wet weather conveyance

and will permit its relocation. Due to drainage concerns, the staff has recommended a redesign of the project that would require relocating one of the roads. By relocating the road, the drainage will be able

to be routed behind the proposed building sites on the lots along Hart Rd.

MPC Action: MPC Meeting Date: 11/8/2001 Approved

Details of MPC action: 1. Connection to sanitary sewers and meeting any other relevant requirement of the Knox County Health Dept.

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

3. Prior to final plat approval, the applicant's surveyor must certify the sight distance at the entrance to the development meets or exceeds 300' in each direction.

4. Engineered fill with compaction testing will be required by the Knox County Dept. of Engineering and Public Works for the proposed entrance road and any filled building sites.

5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).

6. Place a note on the final plat that all lots will have access from the internal road system only.

7. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.

8. Meeting all requirements of the approved use on review.

9. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to MPC staff.

APPROVE variance 1 due to topography and the proposed variance will not create a traffic hazard **Summary of MPC action:** APPROVE the concept plan subject to 9 conditions

11/8/2001 Date of Denial: Date of MPC Approval: Postponements:

1/31/2007 11:55 AM Page 2 of 3

LEGISLATIVE ACTION AND DISPOSITION	
egislative 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:
f "Other":	If "Other":

Amendments:

Withdrawn prior to publication?: \square Action Appealed?:

Date of Legislative Appeal: Effective Date of Ordinance:

Date of Withdrawal:

Amendments:

1/31/2007 11:55 AM Page 3 of 3