

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SA-02-C **Related File Number:** 11-F-02-UR
Application Filed: 10/14/2002 **Date of Revision:**
Applicant: JMP DEVELOPMENT
Owner: JMP DEVELOPMENT CO, LLC

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: Southeast end of Willow View Ln., northeast side of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 154 082 **Jurisdiction:** County
Size of Tract: 15.45 acres
Accessibility: Access is via Willow View Ln., 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: Single-family residences / PR (Planned Residential)
South: Single-family residences / PR (Planned Residential)
East: Single-family residences / PR (Planned Residential)
West: Single-family residences (Highlands Subdivision, Units 1-3) / PR (Planned Residential)
Proposed Use: Detached single-family subdivision **Density:** 2.27 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: Highlands at Northshore, Unit 4
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 35 **No. of Lots Approved:** 35
Variances Requested: 1. Intersection grade variance on Road "A" at Willow View Ln., from 1% to 2.8%.
2. Intersection grade variance on Road "B" at Willow View Ln., from 1% to 2%.
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 variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 7 conditions
Staff Recomm. (Full): 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 Knox County (Ord. 91-1-102).
3. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Place a note on the final plat that vehicular access to Lots 24-35 is limited to the internal street system.
6. Meeting all requirements of the approved Use-on-Review development plan.
7. 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 applicant is proposing to subdivide this 15.53 acre tract into 35 detached single-family lots at a density of 2.27 du/ac. This subdivision is the fourth and final phase of the Highlands at Northshore Subdivision. Access to the property is through the existing street system for the Highlands at Northshore Subdivision with a single access to S. Northshore Dr. The traffic study that was approved for the subdivision had proposed 50 multi-family units for this site. The applicant is now proposing to complete the subdivision for detached single-family dwellings.
MPC Action: Approved **MPC Meeting Date:** 11/14/2002
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 Knox County (County Ord. 91-1-102).
3. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Place a note on the final plat that vehicular access to Lots 24-35 is limited to the internal street system.
6. Meeting all requirements of the approved Use-on-Review development plan.
7. 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 variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 7 conditions
Date of MPC Approval: 11/14/2002 **Date of Denial:** **Postponements:**

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: