CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SC-13-C Related File Number: 11-B-13-UR

Application Filed: 9/30/2013 Date of Revision:

Applicant: S&E PROPERTIES, LLC



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W W W • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southeast side of Creekhead Dr., southwest of Whitman Dr., and the northwest side of Helmbolt Rd.,

north of West Pine Ln.

Other Parcel Info.:

Tax ID Number: 106 B A 027 Jurisdiction: City

Size of Tract: 9.85 acres

Access is via Helmbolt Rd., a minor arterial street with a 19' pavement width within a 50' right-of-way,

and Creekhead Dr., a local street with an 18' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use: North: Residences / RP-1 (Planned Residential)

South: Residences / R-1 (Low Density Residential)

East: Vacant land and residences / RP-1 (Planned Residential) & A-1 (General Agricultural)

West: Residences and vacant land / A-1 (General Agricultural)

Proposed Use: Detached residential subdivision Density: 4.37 du/ac

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (k) (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Creekhead Cove

No. of Lots Proposed: 43 No. of Lots Approved: 43

Variances Requested: 1. Reduction of the required intersection right-of-way radius on the south side of the intersection of

Road A with Helmbolt Rd. only for that portion of the radius that is not on the applicant's property.

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 variance 1 because existing property boundaries restrict compliance with the Subdivision

Regulations, and the proposed variance 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

Health Department.

2. Provision of street names which are consistent with the Uniform Street Naming and Addressing

System within Knoxville (City Ord. 0-280-90).

3. Installation of sidewalks on one side of all streets as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA), and shall be installed at the time the street improvements are installed for the subdivision.

4. The stormwater for all developed areas within the subdivision shall be directed to the retention

ponds.

5. Meeting all applicable requirements of the Knoxville Department of Engineering.

6. Meeting all applicable requirements and obtaining all required permits from the Tennessee

Department of Environment and Conservation (TDEC).

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 9.85 acre tract into 43 lots at a density of 4.37 du/ac. The

Planning Commission recommended approval of the rezoning of the property from A-1 (General Agricultural) to RP-1 (Planned Residential) at a density of up to 4 du/ac on October 10, 2013. The applicant had requested a density of 5.9 du/ac. The Knoxville City Council approved the rezoning request (10-I-13-RZ) for this property on second reading on November 26, 2013 at a density of up to 4.4 du/ac. The majority of the lots will be served by public streets with access from Helmbolt Rd., a minor arterial street. Nine of the lots that front along Creekhead Dr, a local street, will have direct access to that street. Sidewalks will be provided on one side of the streets within the subdivision. Sidewalks shall be installed at the time the street improvements are installed for the subdivision.

Action: Approved Meeting Date: 12/12/2013

Details of 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 Knoxville (City Ord. 0-280-90).

3. Installation of sidewalks on one side of all streets as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA), and shall be installed at the time the street improvements are installed for the subdivision.

4. The stormwater for all developed areas within the subdivision shall be directed to the retention ponds.

5. Meeting all applicable requirements of the Knoxville Department of Engineering.

6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation (TDEC).

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 Action: APPROVE variance 1 because existing property boundaries restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

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APPROVE the Concept Plan subject to 7 conditions:

Date of Approval: 12/12/2013 Date of Denial: Postponements: 11/14/2013

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, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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