CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SD-05-C Related File Number: 11-B-05-UR

Application Filed: 10/7/2005 **Date of Revision:**

Applicant: S & E PROPERTIES

Owner: S & E PROPERTIES

Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX• 2 1 5 • 2 0 6 8 www•knoxmpc•org

KNOXVILLE·KNOX COUNTY

PLANNING

COMMISSION



General Location: Southeast side of Carmichael Rd., northeast of Oak Hollow Rd.

Other Parcel Info.:

Tax ID Number: 117 038 Jurisdiction: County

Size of Tract: 13.6 acres

Access is via Carmichael Rd., a minor collector street with 19' of pavement width within a 50' right of

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use: North: Church, cell tower and vacant land / A (Agricultural) / TO (Technology Overlay)

South: Rural residential / A (Agricultural) / TO (Technology Overlay) East: Rural residential / A (Agricultural) / TO (Technology Overlay)

West: Rural residential / A (Agricultural)

Proposed Use: Detached single-family subdivision Density: 1.985 du/ac

Sector Plan: Northwest 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) Pending

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)

Carmichael Road Development **Subdivision Name:**

Cannon & Cannon Surveyor:

No. of Lots Proposed: 27 No. of Lots Approved: 27

1. Vertical curve variance on Road A at STA 1+05.00 from 325' to 195'. Variances Requested:

2. Vertical curve variance on Road A at STA 3+20.00 from 300' to 180'.

3. Maximum street grade variance on Road A between STA 1+05.00 and 3+20.00, from 12% to 15%.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Tom Brechko Planner In Charge:

APPROVE variances 1-3 because the site's topography restricts compliance with the Subdivision Staff Recomm. (Abbr.):

Regulations, and the variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 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. Providing profile and other design details for the Joint Permanent Easement (JPE) at the Design Plan stage of the subdivision.

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

5. Placing a note on the final plat that all lots except Lot 27 will have access from the internal road system only.

6. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Carmichael Rd. at the proposed entrance.

7. Prior to certification of the final plat for the subdivision, establishing the maintenance agreement for the Joint Permanent Easement (JPE).

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

9. 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.

The applicant is proposing to subdivide this 13.6 acre tract into 27 lots at a density of 1.985 du/ac. The property was recommended for a rezoning to PR (Planned Residential) at a density of 1-2.5 du/ac by the Planning Commission on October 13, 2005. The Knox County Commission will consider the rezoning request on November 21, 2005. The subdivision will be served by public streets with two lots

being served by a Joint Permanent Easement (JPE).

MPC Action: Approved MPC Meeting Date: 11/10/2005

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. Providing profile and other design details for the Joint Permanent Easement (JPE) at the Design Plan stage of the subdivision.

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

5. Placing a note on the final plat that all lots except Lot 27 will have access from the internal road

6. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Carmichael Rd, at the proposed entrance.

7. Prior to certification of the final plat for the subdivision, establishing the maintenance agreement for the Joint Permanent Easement (JPE).

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Comments:

Details of MPC action:

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

9. 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 1-3 because the site's topography restricts compliance with the Subdivision

Regulations, and the variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions:

Date of MPC Approval: 11/10/2005 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:

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