CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SE-04-C Related File Number:

Application Filed: 10/15/2004 **Date of Revision:**

Applicant: ROBERT CAMPBELL

Owner: DON DUNCAN



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

PROPERTY INFORMATION

General Location: South side of Tazewell Pk., south of Shannondale Rd.

Other Parcel Info.:

Tax ID Number: 59 B A 001 OTHER: 049 / 028 Jurisdiction: City & County

Size of Tract: 31.1 acres

Access is via Tazewell Pk., a minor arterial street with a pavement width of 22' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One single family dwelling and vacant land

Surrounding Land Use: Property in the area is zoned RA, RB and R-1 residential. Development in the area consists of

detached single family dwellings. The site adjoins Shannondale Presbyterian Church on three sides.

Proposed Use: Detached single family subdivision Density:

Sector Plan: North City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area & Inside City

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential) & RB (General Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Joshuas Landing (REFERRED BACK TO MPC FROM CITY COUNCIL-City portion only)

Surveyor: Robert G. Campbell and Associates

No. of Lots Proposed: 45 No. of Lots Approved: 0

Variances Requested: None

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): WITHDRAW as requested by the applicant's engineer

Staff Recomm. (Full):

Comments: A concept plan for this site was submitted to MPC for consideration at the August, 2004 meeting. MPC

approved the plan at that time. An area resident appealed the approval to City Council. The Knoxville City Council upheld the appeal and denied the subdivision. The discussion at City Council revolved around the variances to the Subdivision Regulations that were approved with that design and the

location of the proposed entrance.

The current plan was submitted for review by MPC at its November 12, 2004. The plan was approved by MPC and subsequently appealed to City Council. The City Council has referred the plan back to MPC with a request that the following items be considered for inclusion in the report and recommendation regarding this item. First, City Council would like MPC to review the findings of the

traffic studies to determine if the construction of the left turn lane that is warranted at the intersection of Tazewell Pk. and Shannondale Rd. should be the responsibility of the developer of this subdivision. Council also requested that MPC consider requiring the applicant to move the entrance road outside the 50' no-build area around a sinkhole on this site. The third request from Council is that MPC require the applicant to show all structures, buildings, roads and improvements as required by Section 42-70 of the Subdivision Regulations. Finally, City Council requested the applicant show a stream crossing this site.

The subdivision developer through his engineer has requested this matter be withdrawn.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 3/10/2005

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 Knoxville (Ord. 0-280-90) and Knox County (County Ord. 91-1-102)
- 3. Place a note on the final plat that all lots will have access to the internal street system only.
- 4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation and the U.S. Army Corp of Engineers.
- 5. Obtaining a street connection permit from the Tenn. Dept. of Transportation.
- 6. Construction of sidewalks as shown on the revised concept plan.
- 7. Meeting all applicable requirements of the Knoxville Engineering Division and the Knox County Department of Engineering and Public Works.
- 8.. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area.
- 9. Meeting all applicable requirements of the Knoxville and Knox County Zoning Ordinances.
- 10. 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.
- 11. COMPLY WITH THE 50-FOOT NO-BUILD LINE AROUND ALL SINKHOLES (added at 11/10/04 MPC meeting)

12 MEET ALL MINIMUM SUBDIVISIONS REGULATIONS-INCLUDING BUT NOT LIMITED TO: CERTIFICATION OF 450 FEET OF SIGHT DISTANCE IN BOTH DIRECTIONS AND CERTIFICATION OF 400 FEET OF ROAD SEPARATION (added at 11/10/04 MPC meeting)

Summary of MPC action: APPROVE the Concept Plan subject to 12 conditions as amended

 Date of MPC Approval:
 Date of Denial:
 Postponements:

 Date of Withdrawal:
 3/10/2005
 Withdrawn prior to publication?: ☐ Action Appealed?:

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LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 1/4/2005 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Referred back to MPC Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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