

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

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

File Number: 11-SE-07-C **Related File Number:** 11-L-07-UR
Application Filed: 10/1/2007 **Date of Revision:**
Applicant: EAGLE BEND REALTY

PROPERTY INFORMATION

General Location: Northwest side of Hickey Rd., terminus of Boston Ln.
Other Parcel Info.:
Tax ID Number: 118 091.01 & 104NE027 **Jurisdiction:** County
Size of Tract: 13.5 acres
Accessibility: Access is via Boston Ln., a local access street with a 26' pavement width within a 50' right-of-way that provides access to Hickey Rd.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences and vacant land / RA (Low Density Residential) & A (Agricultural)
South: Residence and vacant land / BP (Business and Technology) & TO (Technology Overlay)
East: Residences and church / PR (Planned Residential) & A (Agricultural)
West: Vacant land / BP (Business and Technology) & TO (Technology Overlay)
Proposed Use: Detached residential subdivision **Density:** 3.11 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)
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: Chesterfield

No. of Lots Proposed: 42 No. of Lots Approved: 42

Variances Requested:

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 the Concept Plan subject to 8 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 (County Ord. 91-1-102).
3. Submitting a detailed lot grading, drainage and foundation wall design plan for all lots within the subdivision at the design plan stage of the revised subdivision. The plans shall be prepared by an engineer registered in the State of Tennessee and shall be presented at a scale of 1"=20' along with any supporting documentation requested by the Knox County Department of Engineering and Public Works. Following review and approval, County Engineering Staff shall identify the lots that will require design plans (designed by an engineer registered in the State of Tennessee) for footings, foundation walls and retaining walls and fill material used for the support of footings, foundation walls, retaining walls and on-grade slabs prior to issuance of a building permit. The concept plan shall be revised to include this condition as a notation.
4. Including a notation on the final plat identifying the specific lots identified in condition 3 above that will require design plans (designed by an engineer registered in the State of Tennessee) for footings, foundation walls and retaining walls and fill material used for the support of footings, foundation walls, retaining walls and on-grade slabs prior to issuance of a building permit.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Revising the Concept Plan, subject to Planning Commission Staff approval, to show how the strip of land extending from lot 7 and 8 to the southeast to Hickey Rd. is to be incorporated into the Subdivision.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. 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 requesting a revision to the concept plan and use-on-review approvals for Chesterfield Subdivision, Phase II, approved by the Planning Commission on June 8, 2006. The original concept plan included 42 lots served by two public streets on this 14.3 acre site.

The applicant has now submitted a revised concept plan that only includes one street (extension of Boston Ln.). Due to site grade issues, the applicant has been unable to make the street that extends to the north off of Boston Ln. work with the approved lot layout. Due to the steeper grades across the property, Staff had recommended a condition on the previous approval that prior to design plan approval, the applicant had to submit a detailed grading plan for the entire site to show that building sites exist on each lot. With the revised layout the applicant is still proposing a total of 42 lots with all the lots fronting on Boston Ln. This has resulted in a reduction of the minimum lot width from 70' to 50'. The area that was designated on the original plan for the second street is now shown as a single lot with access to Boston Ln.

With the combination of an average cross slope of approximately 20%, the grading required for the street and narrower lots, it may be difficult to create building sites on the lots within the subdivision. Both Planning Commission and Knox County Department of Engineering and Public Works Staff are recommending conditions 3 and 4 above to address this design issue.

MPC Action: Approved

MPC Meeting Date: 11/8/2007

Details of MPC action:

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Summary of MPC action: APPROVE the Concept Plan subject to 8 conditions:

Date of MPC Approval: 11/8/2007

Date of Denial:

Postponements:

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:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: