

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-SG-06-C **Related File Number:** 11-L-06-UR
Application Filed: 10/6/2006 **Date of Revision:**
Applicant: GARY D. ANDREWS
Owner: GARY ANDREWS

PROPERTY INFORMATION

General Location: Southwest side of Westland Dr., southeast of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 153 PART OF 067 **Jurisdiction:** County
Size of Tract: 3.53 acres
Accessibility: Access is via Westland Dr., a local street at this location with a pavement width of 14' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One detached dwelling and vacant land
Surrounding Land Use: Property in the area is zoned A agricultural and PR residential. Development consists of detached dwellings. The site adjoins Ft. Loudon Lake.
Proposed Use: Detached residential subdivision **Density:** 2.84 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: Andrews Pointe
Surveyor: Cannon & Cannon
No. of Lots Proposed: 10 **No. of Lots Approved:** 0
Variences Requested: 1. Allowing a roadway section as shown to serve the development (Section 64-24.62)
2. Variance of property line radius from 25' to 0' at Westland Dr.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE variances 1 & 2 because of the limited frontage and shape of the site. Approval of these variances will not create a traffic hazard

Staff Recomm. (Full): APPROVE the Concept Plan subject to 7 conditions

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. Identifying the floodway, no fill line, 100 and 500 year flood fringe, and the minimum floor elevations for applicable lots on the final plat.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Valley Authority, the U.S. Army Corp of Engineers and the Tennessee Department of Environment and Conservation.
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 requesting approval of a 10 lot subdivision that is located on Ft. Loudon Lake. The proposed road and a good portion of each of the proposed lots is located within the TVA flowage easement for Ft. Loudon Lake. The applicant is in the process of seeking a release of a portion of the flowage easement in order to be able to fill the site to an elevation that will be out of the floodway. In order to place fill material on this site, the applicant will have to replace storage capacity in the lake by dredging the area around the site. To accomplish this plan the developer will have to obtain permits from the Tennessee Valley Authority, The U.S. Army Corp of Engineers and the Tennessee Dept. of Environment and Conservation. Staff has been informed that the permits for the dredge and fill operation are forthcoming from the reviewing agencies.

MPC Action: Approved **MPC Meeting Date:** 12/14/2006

Details of MPC action:

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Summary of MPC action: APPROVE variances 1 & 2 because of the limited frontage and shape of the site. Approval of these variances will not create a traffic hazard

APPROVE the Concept Plan subject to 7 conditions

Date of MPC Approval:

Date of Denial:

Postponements: 11/9/2006

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: