# **CASE SUMMARY**

# APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**

File Number: 11-SI-05-C Related File Number:

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

Applicant: OLIVER A. SMITH, TRUSTEE

Owner: OLIVER A. SMITH IV



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

### PROPERTY INFORMATION

**General Location:** South end of Heritage Lake Bv. South of Westland Dr.

Other Parcel Info.:

Tax ID Number: 144 30.01 Jurisdiction: County

Size of Tract: 38622 square feet

Accessibility: Access is via Heritage lake Bv., a local street with a pavement width of 26' within a 50' right-of-way at

this location.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land

Surrounding Land Use: Property in the area is PR (Planned Residential). Development consists of apartments, single family

dwellings and a church.

Proposed Use: Public street Density:

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:** 

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#### SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** Heritage Lake - Roadway Extension

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 0 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.): APPROVE the concept plan subject to 4 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

2. Constructing the west bound left turn lane from Westland Dr. prior to or concurrently with the construction of the proposed Heritage Lake Bv. Extension. The construction is to proceed per a design approved by the Knox County Dept. of Engineering and Public Works as required by the previously

approved concept plans (5-SE-95-C, 1-SE-99-C & 12-SI-00-C)

3. Provision of a temporary turn around at the end of the extended Heritage Lakes Bv.

4. 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 concept plan that will permit the extension of Heritage Lakes

Bv. By approximately 1000'. MPC first approved a concept plan for the Heritage Lakes development in 1995. At that time the need for a left turn lane was identified at the intersection of Heritage Lakes Bv. And Westland. The concept plan for this project has been reviewed and approved twice since the original approval. The left turn lane has not construct as of this date. At this time, staff will require the

construction of the left turn lane as part off the extension of Heritage lakes Bv.

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

Details of MPC action:

Summary of MPC action: APPROVE the concept plan subject to 4 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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