

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SM-05-C **Related File Number:** 11-J-05-UR
Application Filed: 10/10/2005 **Date of Revision:**
Applicant: CARDINAL ENTERPRISES, INC
Owner: CARDINAL ENTERPRISES, INC.

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
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PROPERTY INFORMATION

General Location: East end of Sails Way, south of Lovell Rd.
Other Parcel Info.:
Tax ID Number: 104 O E 27 **Jurisdiction:** County
Size of Tract: 11.553 acres
Accessibility: Access is via Sails Way, a private street (Joint Permanent Easement) with a 26' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / PR (Planned Residential) / TO (Technology Overlay) & A (Agricultural) / TO (Technology Overlay)
South: Residence and vacant land / BP (Business and Technology) / TO (Technology Overlay)
East: Vacant land / A (Agricultural) & BP (Business and Technology) / TO (Technology Overlay)
West: Residences / PR (Planned Residential) / TO (Technology Overlay)
Proposed Use: Detached single-family subdivision **Density:** 3.2 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) / TO (Technology Overlay)
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: Devanshire, Unit IV
Surveyor: Lynch Surveys, LLC
No. of Lots Proposed: 37 No. of Lots Approved: 37
Variances Requested: None
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 7 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. Compaction of fill areas to be done in accordance with the requirements of the Knox County Department of Engineering and Public Works.
4. Providing details at the design plan stage of the subdivision regarding soil stabilization, addition of a sedimentation basin and staging plan for the proposed grading for the street and building sites.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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 proposing to subdivide this 11.553 acre tract into 37 lots at a proposed density of 3.2 du/ac. This subdivision is the final phase (Unit IV) of the Devanshire development. Since the original concept plan has expired, a new application has been submitted. While the site specific density of 3.2 du/ac is under the 5 du/ac cap allowed by the PR (Planned Residential) zoning, 37 lots is the maximum number of lots allowed for the remainder of the subdivision.

While over half of this site is designated as slope protection area in the Northwest County Sector Plan, the site was graded under the previous concept plan for the proposed street access. At staff's request, the applicant submitted a preliminary grading plan for the street and building sites within the subdivision. In consideration of the amount of grading that is still required for the proposed subdivision, Knox County Engineering staff will be requiring the applicant to provide details at the design plan stage of the subdivision regarding soil stabilization, addition of a sedimentation basin and staging plan for the proposed grading for the street and building sites.

MPC Action: Approved MPC Meeting Date: 12/8/2005

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 Knox County (Ord. 91-1-102).
3. Compaction of fill areas to be done in accordance with the requirements of the Knox County Department of Engineering and Public Works.
4. Providing details at the design plan stage of the subdivision regarding soil stabilization, addition of a sedimentation basin and staging plan for the proposed grading for the street and building sites.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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.

Summary of MPC action: APPROVE the concept plan subject to 7 conditions

Date of MPC Approval: 12/8/2005

Date of Denial:

Postponements: 11/10/2005

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: