CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:12-SA-05-CApplication Filed:11/7/2005Applicant:MARTIN LEAKEOwner:MARTIN LEAKE

PROPERTY INFORMATION

General Location:East side of Kennon Rd., north side of I-40, south of McPeake Ln.Other Parcel Info.:Jurisdiction: CityTax ID Number:120 C D 1 & 1.01Size of Tract:2.68 acresAccessibility:Access is via Kennon Rd., a local street with a 17' pavement width within a 50' right-of-way.

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:	North: Residences / R-1E (Single Family Exclusive Residential) South: I-40 / R-1E (Single Family Exclusive Residential) East: Multi-family residences / R-2 (General Residential) West: Residences / R-1E (Single Family Exclusive Residential)		
Proposed Use:	Detached single-family subdivision		Density: 3.54 du/ac
Sector Plan:	Northwest City	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
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-1E (Single Family Exclusive Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:



KNOXVILLE·KNOX COUNTY

METROPOLITAN P L A N N I N G **Requested Plan Category:**

SUBDIVISION INFORMATION (where applicable)				
Subdivision Name:	Kennon S	Kennon Springs Revised (FKA - Kennon Gardens)		
Surveyor:	Waddell Surveying and Design			
No. of Lots Proposed:	8	No. of Lots Approved: 0		
Variances Requested:	1. Variance to reduce the intersection right-of-way radii from 25' to 0' at the intersection of the proposed street and Kennon Rd.			

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC	CACTION AND DISPOSITI	ON	
Planner In Charge:	Tom Brechko			
Staff Recomm. (Abbr.):		wn the adjoining property that is needed for posed variance will not create a traffic hazard.		
	APPROVE the conc	cept plan subject to 5 conditions		
Staff Recomm. (Full):	 Health Department. Provision of street System within Knox Providing all app Division. Meeting all applic A final plat applic 	et names which are consistent with th ville (City Ord. 0-280-90). licable easements for the detention p cable requirements of the Knoxville E	not be accepted for review by the MPC until	
Comments:	The applicant had previously received approval of this proposed subdivision at the Plar Commission's June 9, 2005 meeting. The subdivision includes 8 lots on 2.68 acres at du/ac. The minimum lot size in the R-1E (Single Family Exclusive Residential) zoning square feet. The proposed lots range in size from approximately 8,303 square feet to feet.			
	through recorded de public road from Ker it was determined th the Minimum Subdiv property required fo submitted this revise street will meet the o	eeds) to utilize a portion of Lot 3 in the nnon Rd. for subdivision purposes. I hat the recorded documents did not a vision Regulations at the intersection or the corner radius is not under the co ed concept plan in order to request th	the applicant had the right (as specified e Arthur Pierce Subdivision for the creation a During the design plan stage of the subdivision, llow for the 25' right-of-way radius required by of the proposed street and Kennon Rd. The pontrol of the applicant. The applicant has ne variance from that standard. The proposed nt. The Knoxville Engineering Division and ce.	
MPC Action:	Approved		MPC Meeting Date: 12/8/2005	
Details of MPC action:	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90). Providing all applicable easements for the detention pond as required by the Knoxville Engineering Division. Meeting all applicable requirements of the Knoxville Engineering Division. 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 variance 1 because the applicant does not own the adjoining property that is needed compliance with the Subdivision Regulations, and the proposed variance will not create a traffic h			
	APPROVE the conc	cept plan subject to 5 conditions		
Date of MPC Approval:	12/8/2005	Date of Denial:	Postponements:	

LEGISLATIVE ACTION AND DISPOSITION				
Legislative Body:	Knoxville City Council			
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 Appea	:	Effective Date of Ordinance:		