

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 12-SA-06-C **Related File Number:** 12-B-06-UR
Application Filed: 11/6/2006 **Date of Revision:**
Applicant: E. DOYLE JOHNSON CONSTRUCTION
Owner: E. DOYLE JOHNSON CONSTRUCTION

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

PROPERTY INFORMATION

General Location: Southeast side of Murray Dr., east of Bill Murray Ln.
Other Parcel Info.:
Tax ID Number: 68 J B 3 & 4 **Jurisdiction:** City
Size of Tract: 2.36 acres
Accessibility: Access is via Murray Dr., a major collector street with a 20' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use: North: Residences / A (Agricultural)
South: Residences / R-1 (Low Density Residential)
East: Residence / R-1 (Low Density Residential)
West: Residences / RP-1 (Planned Residential)
Proposed Use: Detached residential subdivision **Density:** 4.66 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: RP-1 (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: Jackson Pointe
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 11 **No. of Lots Approved:** 11
Variances Requested: 1. Intersection spacing variance to Bill Murray Lane, 300' to 268'
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 variance 1 because the site's location restricts compliance with the Subdivision Regulations, and it will permit the entrance road to be located where sight distance is optimized.

Staff Recomm. (Full): APPROVE the Concept Plan subject to 8 conditions:
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Engineering Division.
4. Placing a note on the final plat that all lots will have access only to the internal street system.
5. Listing the approved setbacks on the final plat.
6. Prior to final plat approval establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the drainage facilities and common area as shown on the concept plan and for the payment of the property taxes on these commonly held assets.
7. Meeting all requirements of the approved use on review development plan.
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 proposing to subdivide this 2.36 acre site into 11 detached residential lots at a density of 4.66 du/ac. The Planning Commission recommended approval of a rezoning request (8-R-06-RZ) to RP-1 (Planned Residential) at up to 5.9 du/ac on August 10, 2006. Knoxville City Council approved the request on second reading on September 26, 2006.

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

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Engineering Division.
4. Placing a note on the final plat that all lots will have access only to the internal street system.
5. Listing the approved setbacks on the final plat.
6. Prior to final plat approval establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the drainage facilities and common area as shown on the concept plan and for the payment of the property taxes on these commonly held assets.
7. Meeting all requirements of the approved use on review development plan.
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.

Summary of MPC action: APPROVE variance 1 because the site's location restricts compliance with the Subdivision Regulations, and it will permit the entrance road to be located where sight distance is optimized.

APPROVE the Concept Plan subject to 8 conditions:

Date of MPC Approval: 12/14/2006 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: