Accessibility: Access is via E. Emory Rd., an arterial street with a pavement width of 20' within a 40' right-of-way.

PROPERTY INFORMATION

General Location:

Other Parcel Info.: Tax ID Number:

Size of Tract:

 GENERAL LAND USE INFORMATION

 Existing Land Use:
 Vacant

 Surrounding Land Use:
 Property in the area is zoned RA and PR residential and A agricultural. Development consists of single family dwellings. A number of subdivisions have been developed in this area in the past five years.

 Proposed Use:
 Detached single family subdivision
 Density:

 Sector Plan:
 Northeast County
 Sector Plan Designation:

 Growth Policy Plan:
 Planned Growth Area

Northwest side of E. Emory Rd., northeast of Emory Chase Ln.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	12-SB-01-C	Related File Number:
Application Filed:	11/13/2001	Date of Revision:
Applicant:	JIM WARDLEY, JR.	
Owner:	NOVA, INC.	

20 123

9.64 acres



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

Jurisdiction:

County

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Jim Wardley, Jr. on E. Emory Road		
Surveyor:	Batson, Himes, Norvell & Poe		
No. of Lots Proposed:	28 No. of Lots Approved: 0		
Variances Requested:	 Intersection spacing from 300' to 235' between proposed road and Silveredge Wy. Intersection spacing from 300' to 270' between proposed road and Emory Chase Rd. Cul de sac return radius from 75' to 25' on Road B. Vertical curve 200' to 120' at sta. 0+75 of Road A. 		

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC ACTION AND DISPOSITION
Planner In Charge:	DK
Staff Recomm. (Abbr.):	APPROVE variances 1 - 2 to permit intersection placement at the location with the greatest sight distance and APPROVE variances 3 and 4 because of topography
	APPROVE the concept plan subject to 8 conditions
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Dept. Provision of a subdivision name and street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102). Designating the proposed detention basins as drainage easements on the final plat. Obtaining any off site drainage easements if required by the Knox County Engineering Dept. prior to commencing any grading on this site. Place note # 6 from the Concept Plan on the Final Plat which will require that lots 1,2, and 28 have access to the internal street system only. Obtaining a street connection permit and meeting all other applicable requirements of the Tenn. Department of Transportation. Meeting all relevant requirements of the Knox County Dept. of Engineering and Public Works. Meeting all revelant requirements of the Knox County Zoning Ordinance.
	Jim Wardley on E. Emory Rd. 6-SD-00-C Page 2
Comments:	In October, 1999 this applicant submitted a Concept Plan that was very similar to the one MPC is considering at this time. The previous plan was approved contingent on the property being rezoned to PR (Planned Residential). The Knox County Commission denied the applicant's request for PR zoning. Subsequently, he applied for rezoning to the RA (Low Density Residential) Zone which has been approved. A concept plan was submitted based on the RA zoning in June 2000. The plan was approved by MPC but denied by the Knox County Commission on appeal. Opposition to the plan at that time raised concerns regarding the number of wrecks that had occurred in the area along E. Emory Rd. Staff will recommend approval of the intersection placement variance because it is impossible for the applicant to locate a new road on his property without a variance due to the narrowness of the site and the proximity of the other streets in the area. More importantly, the staff is recommending approval of the intersection placement variance can be obtained. The applicant's engineer will certify that 450' of sight distance is provided in each direction at the entrance to this development. The 450' of sight distance will meet the requirements of the subdivision regulations.
	This plan proposes 28 lots with access limited to E. Emory Rd. All utilities are available. The site slopes downward away from E. Emory Rd. A major drainage way crosses the property and continues to the east. A pipe under the driveway of an adjoining property owner is not large enough to carry the anticipated storm drainage collected in the subdivision. This applicant will be required to size the detention pond and the outlet to restrict the rate of flow of storm water or obtain an off site drainage easement from that property owner. Grading for this project will not be permitted until the off site

	drainage easement is obtained if required by the Knox County Dept. of Engineering and Public Works.			
MPC Action:	Approved		MPC Meeting Date: 12/13/2001	
Details of MPC action:				
Summary of MPC action:	APPROVE variances 1 - 2 to permit intersection placement at the location with the greatest sight distance and APPROVE variances 3 and 4 because of topography AND APPROVE the concept plan subject to 8 conditions			
Date of MPC Approval:	12/13/2001	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:	
LEGISLATIVE ACTION AND DISPOSITION				

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: