## CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN
File Number: 12-SB-04-C
Application Filed: 11/8/2004
Related File Number: 12-K-04-UR
Date of Revision:

## PROPERTY INFORMATION

General Location:
Other Parcel Info.:

| Tax ID Number: | 76031 |
| :--- | :--- |
| Size of Tract: | 26 acres |
| Accessibility: | Access is via Pebblepass Rd., a local access street with a 26 ' pavement width within a 50' right-of-way. |

## GENERAL LAND USE INFORMATION

Existing Land Use:
Vacant land
Surrounding Land Use: North: Residences / A (Agricultural)
South: Vacant land / A (Agricultural) \& I (Industrial)
East: Residences and mobile home park / A (Agricultural) \& RB (General Residential) West: Residences / A (Agricultural) \& I (Industrial)
Proposed Use:
Sector Plan:
Growth Policy Plan:

Density: $2.85 \mathrm{du} / \mathrm{ac}$
Northwest County Sector Plan Designation:
Rural 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:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:
Surveyor:
No. of Lots Proposed:
Variances Requested:

Westpointe
Sullivan
$75 \quad$ No. of Lots Approved: 75

1. Horizontal curve variance on Road A, at station $2+00$, from 250 ' to $225^{\prime}$.
2. Horizontal curve variance on Road A, at station $4+45$, from 250 ' to $225^{\prime}$.

S/D Name Change:
OTHER INFORMATION (where applicable)
Other Bus./Ord. Amend.:

## MPC ACTION AND DISPOSITION

Planner In Charge:
Staff Recomm. (Abbr.):

Staff Recomm. (Full):

## Comments:

## MPC Action:

Details of MPC action:
Summary of MPC action:
Date of MPC Approval:
Date of Withdrawal:

Tom Brechko
APPROVE variances $1 \& 2$ because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

DENY the Concept Plan for the reasons identified below:

The applicant is proposing to develop this 26 acre site with 75 lots at a density of 2.88 du/ac. Access is proposed to Oak Ridge Hwy via Pebblepass Rd.

This site is located within the path of Tennessee Department of Transportation's (TDOT) current plans for the Knoxville Parkway (SR475). Detailed plans have not been prepared by the State for this road project at this time. The Tennessee Department of Transportation has identified a 1000' wide study corridor which traverses the southern half of the site (see attachment). From this 1000' study corridor TDOT will identify a 300' right-of-way that will be purchased for the purpose of constructing the proposed parkway. The parkway is proposed to be constructed as an interstate highway. If the parkway is built within the study area, it will cut off the access for the majority of the lots in this proposed subdivision to Pebblepass Rd. and Oak Ridge Hwy. Because of this, Staff had requested that the applicant provide a secondary access out to W. Emory Rd. The applicant has refused to provide a design for this secondary access. This access needs to be evaluated to determine the best location for the connection to W. Emory Rd. in order to achieve adequate sight distance at the entrance and to meet the requirements for horizontal and vertical alignment.

Due to the number of residences that will be using Pebblepass Rd., the applicant was required to prepare a traffic impact study. The traffic study submitted with this application identifies W. Emory Rd. as not being suitable for sole access to the subdivision, The study also indicates that there is some benefit to be gained by constructing a secondary access to W . Emory Rd., but further analysis will be required. The traffic study did not address the potential impact of the Knoxville Parkway on this site.

## Denied

MPC Meeting Date: 2/10/2005

DENY the Concept Plan for the reasons identified below:
Date of Denial: 2/10/2005
Withdrawn prior to publication?:
Postponements: 12/9/2004-1/13/2005 Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

## Legislative Body:

## Date of Legislative Action:

Ordinance Number:
Disposition of Case:
If "Other":

Date of Legislative Action, Second Reading:<br>Other Ordinance Number References:<br>Disposition of Case, Second Reading:<br>If "Other":

Amendments:
Date of Legislative Appeal:

Amendments:
Effective Date of Ordinance:

