CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 12-SB-04-C Related File Number: 12-K-04-UR

Date of Revision: **Application Filed:** 11/8/2004

WEST POINTE VENTURES, LLC Applicant: Owner:

WEST POINTE VENTURES, LLC



Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: South side of W. Emory Rd., north end of Pebblepass Rd., north of Oak Ridge Hwy.

Other Parcel Info.:

Tax ID Number: 76 031 Jurisdiction: County

Size of Tract: 26 acres

Access is via Pebblepass Rd., a local access street with a 26' pavement width within a 50' right-of-way. Accessibility:

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)

Detached single-family subdivision **Proposed Use:** Density: 2.85 du/ac

Sector Plan: Northwest County **Sector Plan Designation:**

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

PR (Planned Residential) **Current Zoning:**

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Westpointe
Surveyor: Sullivan

No. of Lots Proposed: 75 No. of Lots Approved: 75

Variances Requested: 1. Horizontal curve variance on Road A, at station 2+00, from 250' to 225'.

2. Horizontal curve variance on Road A, at station 4+45, from 250' to 225'.

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 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:

Staff Recomm. (Full):

Comments: 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.

MPC Action: Denied MPC Meeting Date: 2/10/2005

Details of MPC action:

Summary of MPC action: DENY the Concept Plan for the reasons identified below:

Date of MPC Approval: Date of Denial: 2/10/2005 **Postponements:** 12/9/2004-1/13/2005

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":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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