

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 12-SB-05-C **Related File Number:**
Application Filed: 11/7/2005 **Date of Revision:**
Applicant: HUBER PROPERTIES, LLC
Owner: CORNERSTONE DEVELOPMENT GROUP

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

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PROPERTY INFORMATION

General Location: northeast side of Sands Rd., north of Bakertown Rd.
Other Parcel Info.:
Tax ID Number: 91 PT. 274 **Jurisdiction:** County
Size of Tract: 7.64 acres
Accessibility: Access is via Sands Rd., a local street with a pavement width of 12' to 14' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned A agricultural and RB residential. Development in the area consists of single family dwellings with a large mobile home park along the eastern boundary of the site.
Proposed Use: Detached single family subdivision **Density:** 3.00 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth 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:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Brass Lantern, Revised
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 17 **No. of Lots Approved:** 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE the concept plan subject to 10 conditions
Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Construction of the proposed "eyebrow" per the requirements of the Knox County Dept. of Engineering and Public Works.
3. Provision of a temporary turn around at the end of Brass Lantern Ln.
4. Design the intersection of Brass Lantern Rd. at Sands Rd. in a manner that will make Brass Lantern Rd. the through street as required by the Knox County Dept of Engineering and Public Works
5. Widening Sands Rd. from the boundary of the site (lot 20) to Bakertown Rd. per the requirements of the Knox County Dept. of Engineering and Public Works
6. Meeting all requirements of the previously approved use on review development plan (6-F-04-UR)
7. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
8. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
9. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Sands Rd. from the proposed entrance road.
10. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: The applicant is proposing a 44 lot subdivision on this 14.67 acre site. The property was rezoned to PR (Planned Residential) at 1-4 dwellings per acre in 2003. The development of this site is contingent on the applicant widening the asphalt surface of Sands Rd. per the requirements of the Knox County Dept. of Engineering and Public Works.. The revised plan that is currently under consideration impacts 7.64 acres of the site and 17 of the proposed lots.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning recommendation.
3. The applicant will widen Sands Rd. as required by the Knox County Dept. of Engineering and Public Works from the entrance to the development to Bakertown Rd.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached and attached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Northwest County Sector Plan proposal of low density residential uses. The PR zoning recommended for this site will allow a density up to 4 du/ac. At a proposed density of 3.00 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

MPC Action: Approved

MPC Meeting Date: 12/8/2005

Details of MPC action:

Summary of MPC action: APPROVE the concept plan subject to 10 conditions

Date of MPC Approval: 12/8/2005

Date of Denial:

Postponements:

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: