CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 12-SB-09-C Related File Number:

Application Filed: 10/26/2009 Date of Revision:

Applicant: TURNER CONSTRUCTION



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

PROPERTY INFORMATION

General Location: Northwest side of E. Beaver Creek Dr., north of Central Avenue Pk.

Other Parcel Info.:

Tax ID Number: 57 108 Jurisdiction: City

Size of Tract: 34 acres

Access is via E. Beaver Creek Dr., a collector street with a pavement width of 18' within a 40' right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Developed subdivision

Surrounding Land Use: Property in the area is zoned PR, RB and R-2 residential, CA commercial and OS-1 open space.

Development consists of an attached condominium project to the east, Beaver Creek on the north,

Interstate 75 to the west and undeveloped commercially zoned land to the south.

Proposed Use: Attached residential subdivision Density: 6.71 du/ac

Sector Plan: North County 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:

12/17/2009 03:21 PM Page 1 of 2

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Alpine Meadow

No. of Lots Proposed: 0 No. of Lots Approved: 0

Variances Requested:

1. Vertical curve variance from 211' to 180' at sta 2+05 of Snowmass Dr.

2. Vertical curve variance from 179.25' to 150' at sta 14+60 of Long Shot Ln.

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 variances 1 & 2 because of topography and the proposed variances will not create a traffic

hazard

APPROVE the concept plan subject to 4 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Engineering Dept.

2. Meeting all requirements of the previously approved concept subdivision plans for this development

(2-SB-02-C & 8-SB-09-C)

3. Meeting all requirements of the approved use on review development plan (2-D-02-UR & 8-G-09-

UR).

4. 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: At the time this project was approved the applicant had to post bonds that are to cover the cost of road

construction in the event that her fails to perform as required. The roads have been constructed in this development and the applicant has requested that his bonds be released. Field inspection revealed that a small portion of two of the roads constructed as part of this project did not adhere to the plan as approved by MPC. The need for two additional variances was identified in order to get the plan to match the roads as constructed. During the construction process minor changes to the approved plans are not uncommon. The variances as requested will not create a traffic hazard and were brought about

because of topographical constraints on the site.

Action: Approved Meeting Date: 12/10/2009

Details of Action:

Summary of Action: APPROVE variances 1 & 2 because of topography and the proposed variances will not create a traffic

hazard

APPROVE the concept plan subject to 4 conditions

Date of Approval: 12/10/2009 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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":

Amendments:

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

12/17/2009 03:21 PM Page 2 of 2