

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 12-SD-00-C **Related File Number:**
Application Filed: 11/27/2000 **Date of Revision:**
Applicant: CLAYTON & JUDY CHRISTENBERRY
Owner: CLAYTON & JUDY CHRISTENBERRY

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PROPERTY INFORMATION

General Location: East side of Wilson Rd., north of Sycamore Dr.
Other Parcel Info.:
Tax ID Number: 80 L F 44.01, 080MC018, 080MB005 OTHER: & 080MB02 **Jurisdiction:** City
Size of Tract: 31.4 acres
Accessibility: Access is via Wilson Rd., a major collector street with a pavement width of 21' within a 40' right-of-way, and Sycamore Dr., a local street with a pavement width of 30' within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: RP-1 (Planned Residential) & R-2 (General Residential) / Multi-family and vacant land
South: I-1 (Planned Industrial Park), I-2 (Restricted Manufacturing and Warehousing) & I-3 (General Industrial) / Industrial uses
East: R-2 (General Residential) & R-1A (Low Density Residential) / Single-family residences
West: RP-1 (Planned Residential) / Multi-family residences
Proposed Use: Industrial and residential development **Density:**
Sector Plan: Central City **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: I-2 (Restricted Manufacturing and Warehousing) & RP-1 (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: Christenberry Addition to Pleasant Ridge Industrial Park

Surveyor: LeMay & Associates

No. of Lots Proposed: 3 No. of Lots Approved: 3

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 5 conditions

Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
3. Place a note on the final plat that Lots 1 & 2 will have access only to the internal street system.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: In response to concerns raised by the Knoxville Department of Engineering and MPC Staff regarding the number of variances and the degree of site alteration required for the proposed street, the applicant has submitted a revised concept plan for this subdivision. The applicant is now proposing to subdivide this 31.4 acre tract into 3 large lots served by a public street with a 50' right-of-way. The proposed street will only have access to Sycamore Dr. and will not continue through to Wilson Rd. as originally proposed. There are no variances required for the proposed design.

The property is zoned I-2 on the southeast half and RP-1 on the northwest half. The proposed subdivision will create 1 lot under the RP-1 Zone and 2 lots under the I-2 Zone. The applicant is not requesting a Use-on Review for the residential lot and will have to come in for that review before any development can occur. The majority of the RP-1 Zone was approved at a density of 1 - 12 DU/AC.

MPC Action: Approved

MPC Meeting Date: 5/10/2001

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan subject to 5 conditions

Date of MPC Approval: 5/10/2001

Date of Denial:

Postponements: 12/14/00-4/12/01

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: