

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

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

Suite 403 • City County Building
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www.knoxmpc.org

File Number: 12-SD-01-C **Related File Number:** 12-G-01-UR
Application Filed: 11/13/2001 **Date of Revision:**
Applicant: DAVID REYNOLDS
Owner: DAVID REYNOLDS

PROPERTY INFORMATION

General Location: North side of Stockton Dr., west of West Hills Rd.
Other Parcel Info.:
Tax ID Number: 106 N J 15.01 **Jurisdiction:** City
Size of Tract: 4.73 acres
Accessibility: Access is via Stockton Dr., a local street with a pavement width of 18' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: The predominant use in the area is single family dwellings in the R-1E residential zoning district. Planned residential zoning adjoins the western boundary of this site. It is developed with four-plex dwellings.
Proposed Use: Detached single family subdivision **Density:** 3.81 du/ac
Sector Plan: Northwest 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: 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: Stockton Place

Surveyor: LeMay & Associates

No. of Lots Proposed: 18 No. of Lots Approved: 0

Variations Requested: 1. Horizontal curve variance from 150' to 40' at sta. 1+46 of JPE "A"
2. Property line radius at entrance from 25' to 0'
3. Vertical curve variance from 100' to 81' at intersection of JPE "A" and Stockton Dr.
4. Vertical curve variance from 142.5 to 80' at intersection of JPE's "A" and "B"
5. Horizontal curve variance from 150' to 1`20' at sta. 2+31 of JPE "A"

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): WITHDRAW as requested by the applicant's engineer

Staff Recomm. (Full): The applicant is proposing an 18 lot subdivision on this 4.7 acre site. The site has a number of constraints that will have an impact on the development on this site. Two major power lines, a gas line and a major drainage way cross this property. Frontage of the site is limited and will result in a substandard access which can not be supported for a development that will contain this number of lots. Staff has suggested the developer look at a development of not more than four or five lots.

Comments:

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 2/14/2002

Details of MPC action:

Summary of MPC action: WITHDRAW as requested by the applicant's engineer

Date of MPC Approval: Date of Denial: Postponements: 12/13/01, 1/10/2002

Date of Withdrawal: 2/14/2002 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: