

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-SH-04-C **Related File Number:**
Application Filed: 11/8/2004 **Date of Revision:**
Applicant: STEVE BETHEL
Owner: HOWARD MCAMIS

PROPERTY INFORMATION

General Location: South of W. Beaver Creek Dr. at Belinda Rd., east of Oakfield Ln.
Other Parcel Info.:
Tax ID Number: 571A6 **Jurisdiction:** County
Size of Tract: 3.05 acres
Accessibility: Access is via W. Beaver Creek Dr., a major collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences / RA (Low Density Residential)
South: Residences / RA (Low Density Residential)
East: Residences / RA (Low Density Residential)
West: Unit 1 & 2 of proposed subdivision / RA (Low Density Residential)
Proposed Use: Detached single-family subdivision **Density:** 3.28 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned 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: RA (Low Density 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: Oakfield, Unit 3
Surveyor: LeMay & Associates
No. of Lots Proposed: 10 No. of Lots Approved: 10
Variances Requested: None
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 the Concept Plan subject to 8 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 (County Ord. 91-1-102).
3. Revising the proposed lots to comply with the RA (Low Density Residential) lot requirements with each lot having a buildable area without the need for variances.
4. Submitting a revised concept plan to Planning Commission Staff for approval prior to submission of a design plan.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Including the remaining portion of Parcel 6, that includes an existing residence, as a part of the final plat approval for the subdivision or subdividing that property through another plat that complies with the Minimum Subdivision Regulations.
8. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments: The applicant is proposing to add this property into the previously approved Oakfield Subdivision as Unit 3. The original concept plan was approved on May 13, 2004 (5-SC-04-C). This addition includes a minor change to the initial concept plan by tying a new street into the main access street for the subdivision. The applicant is proposing to subdivide the property into 10 additional lots. As designed, the lots do not meet the minimum lot size requirement (10,000 square feet) of the RA (Low Density Residential) Zoning District. In addition, with a required front yard setback of 35', the two lots at the end of the cul-de-sac will not have a buildable area. Staff is recommending approval of the concept plan subject to the proposed lots being revised to comply with the RA (Low Density Residential) lot requirements and each lot having a buildable area.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved MPC Meeting Date: 12/9/2004

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan subject to 8 conditions:

Date of MPC Approval: 12/9/2004 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: