

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 2-S-03-UR **Related File Number:** 2-SM-03-C
Application Filed: 1/23/2003 **Date of Revision:**
Applicant: THE WILLIAMS COMPANY
Owner:

PROPERTY INFORMATION

General Location: West side of Dick Lonas Rd., north of Middlebrook Pike.
Other Parcel Info.:
Tax ID Number: 106 K B 002 & 106FC001-044 & OTHER: 106FB001-041 **Jurisdiction:** City
Size of Tract: 34.04 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Attached and detached single family subdivision **Density:** 5.46 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: Remington Grove Ln
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:

Surveyor:

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

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Buz Johnson

Staff Recomm. (Abbr.): APPROVE the development plan, including a revised grading plan, for Pemmbrooke West (39 detached single-family units) and Pemmbrooke Place (43 attached single-family units), subject to 2 conditions:

Staff Recomm. (Full): 1. Meeting all relevant requirements of the Knoxville Zoning Ordinance.
2. Meeting all requirements of the approved concept plan (2-SM-03-C).

With the conditions noted, the concept plan and development plan meet the requirements for approval.

Comments: COMMENTS:

These applications for concept plan and development plan approval involve property that was approved in early 1997 for the development of 146 attached single family units (Pemmbrooke Place) and 40 detached single family units (Pemmbrooke West). The subject property is located on the west side of Dick Lonas Road, north of Middlebrook Pike. The Planning Commission approved a concept plan with 10 conditions (file # 12-SG-96-C) and a development plan with 3 conditions (file # 12-M-96-UR). In all, 27 of the approved units in Pemmbrooke West and 43 of the approved units in Pemmbrooke Place have been constructed. A portion of the property included in Pemmbrooke Place remains vacant and unplatted.

The current development plan is before the Planning Commission for consideration and approval of a revised grading plan. The development plan approved in 1997 included a grading plan that was approved by City Engineering. The developer, Mr. Steve Williams, preceded to grade the site, but in apparent violation of the approved grading plan. A subsequent property owner, whose property was affected by poor drainage resulting from the site's improper grading, filed suit against Mr. Williams. The court ordered Mr. Williams to prepare a revised grading plan to correct the grading and drainage problems. Because the revised grading plan differs substantially from the previous plan approved by City Engineering, MPC's staff attorney determined that the revised grading plan must be reviewed and approved by the Planning Commission.

A condition was placed on the new concept plan requiring final review and approval by Colonial Pipeline of specific grading for Parcel 15 (Pemmbrooke West) as it may be affected by a pipeline easement that crosses this property. This approval must be obtained by the Department of City Engineering prior to the issuance of a building permit for this lot.

It should be noted that a new concept plan for the vacant and unplatted portion of the Pemmbrooke Place property (Tax Parcel 106KB002) will be required. The original concept plan for this portion has expired, and no lots for this area have been approved and recorded through the final plat process. A new concept plan will need to address grading and drainage issues as they relate to the existing Pemmbrooke Place and Pemmbrooke West developments. A new development plan may also be required, depending on the degree of changes that are proposed. (See attached letter addressed to Mr. Steve Williams, dated January 31, 2003.)

MPC Action: Approved MPC Meeting Date: 2/13/2003

Details of MPC action: 1. Meeting all relevant requirements of the Knoxville Zoning Ordinance.
2. Meeting all requirements of the approved concept plan (2-SM-03-C).

With the conditions noted, the concept plan and development plan meet the requirements for approval.

Summary of MPC action: APPROVE the development plan, including a revised grading plan, for Pemmbrooke West (39 detached single-family units) and Pemmbrooke Place (43 attached single-family units), subject to 2 conditions:

Date of MPC Approval: 2/13/2003

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: