CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:2-SA-01-CRelated File Number:Application Filed:1/8/2001Date of Revision:Applicant:WEHRENBERG PROPERTIES, LLCOwner:WEHRENBERG PROPERTIES

PROPERTY INFORMATION

General Location:	East side Old Rutledge Pk., north of Mascot Rd.		
Other Parcel Info.:			
Tax ID Number:	41 278.02	Jurisdiction:	County
Size of Tract:	38 acres		
Accessibility:	Access is via Old Rutledge Pk., a collector street with a pavement width of 22' within a 50' right-of-way.		

GENERAL	LAND USE	: INFORMA	IION

Existing Land Use:	Two single family dwellings and vacant		
Surrounding Land Use:	Zoning in the area consists of A agriculture and RA residential and CA commercial. Development consists of single family dwellings on large tracts of land and scattered commercial uses. A large salvage yard is east of the site along Mascot Rd.		
Proposed Use:	Detached single family dwelling		Density:
Sector Plan:	Northeast County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area	ı	

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:



4 0 0 Main Street 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

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Three Point Landing		
Surveyor:	Robert G. Campbell and Associates		
No. of Lots Proposed:	108	No. of Lots Approved:	0
Variances Requested:	 Intersection grade variance from 1% to 2% at the intersections of Road A and Road B, Road C and Road D and Road A and Road E. Vertical curve variance from 126.9' to 100' at Sta. 25+40 of Road C. Variance of tangent length between broken back curves at Sta. 12+59 of Road D from 150' to 143.21'. 		

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC	C ACTION AND DISPOSITION	ON
Planner In Charge:			
Staff Recomm. (Abbr.):	APPROVE variance hazard.	e 1-3 because of topography and the	proposed variances will not create a traffic
	APPROVE the Con	ncept Plan subject to:	
Staff Recomm. (Full):	Dept. 2. Provision of Stre System within Knox 3. Installation of tra 4. Placing a note o 5. Meeting all appli Environment and C 6. Meeting all appl 7. Meeting all appl 8. A final plat appli	eet names which are consistent with the x County (Ord. 91-1-102). affic calming devices per the requirem on the final plat that all lots will have ac icable requirements and obtaining all Conservation. icable requirements of the Knox count vicable requirements of the Knox Count	ccess from the internal street system only. required permits from the Tenn. Dept. of ty Dept. of Engineering and Public Works. nty Zoning Ordinance. not be accepted for review by the MPC until
Comments:			
	Three Point Landin 2-SF-01-C Page 2	g	
	The applicants are proposing a detached single family subdivision which will contain 108 lots on this 38 acre site. The applicant had a traffic impact study prepared which shows that traffic operations in this area will not be hindered by this development. No road improvements to Old Rutledge Pk. will be necessary to accommodate this development.		
MPC Action:	Approved		MPC Meeting Date: 3/8/2001
Details of MPC action:			
Summary of MPC action:	hazard.	e 1-3 because of topography and the neept Plan subject to 8 conditions.	proposed variances will not create a traffic
Date of MPC Approval:	3/8/2001	Date of Denial:	Postponements: 2/8/01
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: