

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

File Number: 2-SA-11-C **Related File Number:** 2-A-11-UR
Application Filed: 12/28/2010 **Date of Revision:**
Applicant: THOMAS C. BEELER

PROPERTY INFORMATION

General Location: South side of Yarnell Rd., east of Cooper Ln.
Other Parcel Info.:
Tax ID Number: 117 084 **Jurisdiction:** County
Size of Tract: 38.3 acres
Accessibility: Access is via Yarnell Rd., a major collector street with a 21' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / A (Agricultural)
South: Residence and vacant land / A (Agricultural)
East: Residence and vacant land / A (Agricultural)
West: Church, residences and vacant land / CA (General Business) & A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:** 2.245 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural 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: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
6. Placing a note on the final plat that all lots except Lot 86 will have access only to the internal street system.
7. Establishing a greenway easement along Hickory Creek, if required by the Knox County Greenways Coordinator.
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.

Summary of Action:

APPROVE variances 1 - 4 because existing site conditions and the site's topography restrict compliance with Subdivision Regulations, and the proposed variances will not create a traffic hazard. APPROVE the Concept Plan subject to 8 conditions:

Date of Approval:

2/10/2011

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Withdrawn prior to publication?: **Action Appealed?:**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: