

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 2-SB-05-C **Related File Number:** 2-D-05-UR
Application Filed: 1/10/2005 **Date of Revision:**
Applicant: LUTTRELL DEVELOPMENT, LLC
Owner: LUTTRELL DEVELOPMENT, LLC

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
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F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: East side of Matlock Dr., just south of Ball Camp Pike.
Other Parcel Info.:
Tax ID Number: 93 H B PART OF 55 **Jurisdiction:** City
Size of Tract: 7.35 acres
Accessibility: Access is via Matlock Dr., a minor collector street with an 18' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Helen Ross McNabb Center / O-1 (Office, Medical, and Related Services)
South: Residences / R-1 (Single Family Residential)
East: Residences / R-1 (Single Family Residential)
West: Residences / R-1 (Single Family Residential) & A-1 (Agricultural)
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) Pending
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: Luttrell Development on Matlock Drive
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 28 **No. of Lots Approved:** 28
Variances Requested:
1. Horizontal curve variance on Road A at station 10+50, from 250' to 100'.
2. Horizontal curve variance on Road A at station 12+50, from 250' to 150'.
3. Horizontal curve variance on Road A at station 14+50, from 250' to 150'.
4. Horizontal curve variance on Road A at station 18+00, from 250' to 135'.
5. Vertical curve variance on Road A at station 11+00, from 267.5' to 225'.

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 variances 1-5 because the site's topography and shape restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

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 a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Engineering Division.
4. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Matlock Dr. at the entrance road to the subdivision.
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. On the final plat, include a line of sight easement across Lots 23 and 24 in order to provide the needed sight distance for the curve in Road A.
7. Meeting all requirements of the approved use on review development plan.
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.

Comments: The applicant is proposing to subdivide this 17.35 acre tract into 28 lots at a density of 3.81 du/ac. The property which is a portion of the property owned by the Helen Ross McNabb Center is presently zoned O-1 (Office, Medical, and Related Services). The Planning Commission recommended approval of a One Year Plan amendment (1-K-05-PA) to LDR (Low Density Residential) and rezoning request (1-T-05-RZ) to RP-1 (Planned Residential) at a density of 1 - 4 du/ac for this property on January 13, 2005. City Council will consider the requests on first reading on February 15, 2005.

MPC Action: Approved **MPC Meeting Date:** 2/10/2005

Details of MPC action:
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
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Summary of MPC action: APPROVE variances 1-5 because the site's topography and shape restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions

Date of MPC Approval: 2/10/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: