

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 2-SC-01-C **Related File Number:** 2-C-01-UR
Application Filed: 1/8/2001 **Date of Revision:**
Applicant: TERRA PROPERTIES
Owner: TERRA PROPERTY

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

PROPERTY INFORMATION

General Location: East side of Mars Hill Rd., north of Walker Springs Rd.
Other Parcel Info.:
Tax ID Number: 106 P A 27 & P/O 27.01 **Jurisdiction:** City
Size of Tract: 8.52 acres
Accessibility: Access is via the proposed Gallaher View Rd. extension, a minor arterial with a five lane cross-section. This road extension will replace the existing Mars Hill Rd.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land surrounding Colonial Townhouses and tennis court
Surrounding Land Use: North: RP-1 (Planned Residential) / Single-family residences
South: RP-1 (Planned Residential) / Multi-family residences
East: R-2 (General Residential) & R-1E (Single Family Exclusive Residential) / Multi-family and single-family residences
West: A-1 (General Agricultural) & R-1 (Single Family Residential) / Vacant land and multi-family residences
Proposed Use: Attached single-family subdivision **Density:** 6.1 du/ac
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Existing 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)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Occupancy permits will not be issued for this development until the entrance road for the development can be tied into the completed Gallaher View Rd. extension.
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Prior to final plat approval, record a line of sight easement across Lot 24 and the common area in order to provide the needed sight distance for the curve in Road "B".
7. Record a final plat for the transfer of the property for the existing driveway to the Colonial Townhouses development and the tennis court property (located in the area of Lots 13-16 of the proposed concept plan) to the Terra property.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, recreational amenities and drainage system.
9. Meeting all requirements of the approved use on review development plan.
10. 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 MPC action: APPROVE variances 1-3 because of shape of the property, topography, and the proposed variances will not create a traffic hazard.
 APPROVE the Concept Plan subject to 10 conditions:

Date of MPC Approval: 2/8/2001 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

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| 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: |