CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	2-SC-03-C	Related File Number:	2-E-03-UR
Application Filed:	1/13/2003	Date of Revision:	
Applicant:	PRESTIGE DEVELOPMENT		
Owner:	PRESTIGE DEVELOPMENT		

PROPERTY INFORMATION

General Location: Southeast side of Hill Rd., south side of Fort Sumter Rd. **Other Parcel Info.:** Tax ID Number: 19 085 & 086 Jurisdiction: County Size of Tract: 6.7 acres Access is via Hill Rd., a minor collector street with 40' of right-of-way and a pavement width of 18', or via Accessibility: Fort Sumter Rd., a minor collector street with 50' of right-of-way and a pavement width of 19'.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residence & vacant land Surrounding Land Use: This area has been developed with residential uses under the A agricultural zone. Two large churches are also located in the immediate vicinity. **Proposed Use:** Density: 2.84 du/ac Detached single family subdivision Sector Plan Designation: Sector Plan: North County **Growth Policy Plan:** Planned Growth Area

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

PR (Planned Residential) pending

Current Zoning: Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:



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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Graybeal Crossing Subdivision		
Surveyor:	Robert G. Campbell and Associates		
No. of Lots Proposed:	19 No. of Lots Approved: 0		
Variances Requested:	 Variance of intersection spacing between Road A and Hill Rd. from 300' to 109'. Variance of intersection spacing between Road A and Salem Church Rd. from 300' to 95' Variance of tangent length between reverse curves from 50' to 16' at sta. 23+25 of Road I Vertical curve from 300' to 100' at sta. 10+50 of Road A. Vertical curve from 180' to 100' at sta. 20+50 of Road B. Broken back curve tangent from 150 to 60' between curves 3 and 4. Horizontal curve variance from 250' to 150' at curves 3, 4 & 5. 		

8. Grade at intersection from 1% to 0% on Road B at Road A.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION					
Planner In Charge:	Dan Kelly				
Staff Recomm. (Abbr.):	APPROVE variances 1-7 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard				
	DENY variance 8				
	APPROVE the concept plan subject to 10 conditions				
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102). Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Providing a 1% grade at the intersection of Road B with Road A. Changing the proposed road cross section to call-out the use of "D mix" asphalt on Roads A & B Place a note on the final plat that vehicular access to all lots is limited to the internal street system. Meeting all requirements of the approved Use-on-Review development plan. 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. Approval of the rezoning of this site to PR (Planned Residential) at an appropriate density by the Knox County Commission. 				
Comments:	 The applicants propose to divide this 6.7 acre site into 19 lots. The rezoning of this property to PR (Planned Residential) is to be heard by the Knox County Commission at its February 24, 2003 meeting. Due to the configuration of the intersections of Hill Rd., Fort Sumter Rd. and Salem Church Rd., the applicant has had to request two variances for intersection spacing. These variances can be justified because of the topography of the site dictates where the access must be located. The applicant is proposing to stub a road out in this project that will eventually connect with McCloud Rd. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE 1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site. 2. The proposed detached single-family subdivision is consistent in use and density with the recent zoning and subdivision development in the area. 3. Access to this project will be limited to Fort Sumter Rd. via the internal road system of the project. CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE 				

	(Planned Reside 2. The propose The developmen Plan. The use is compatible with injure the value	ential) Zone and all other requi ed subdivision is consistent with nt will be consistent with the ac s in harmony with the general the character of the neighborh of adjacent property. The use ended density of this site is 1-4	vision meets the standards for development within a PR rements of the Zoning Ordinance. In the general standards for uses permitted on review: dopted plans and policies of the General Plan and Sector purpose and intent of the Zoning Ordinance. The use is nood where it is proposed. The use will not significantly will not draw additional traffic through residential areas. 4 dwellings per acre. The proposed 2.84 du/ac is within		
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS				
	 The North County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 4 du/ac. which is consistent with the Sector Plan and the other development found in the area. 				
MPC Action:	Approved		MPC Meeting Date: 2/13/2003		
Details of MPC action:	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102). Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Providing a 1% grade at the intersection of Road B with Road A. Changing the proposed road cross section to call-out the use of "D mix" asphalt on Roads A & B Place a note on the final plat that vehicular access to all lots is limited to the internal street system. Meeting all requirements of the approved Use-on-Review development plan. 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. Approval of the rezoning of this site to PR (Planned Residential) at an appropriate density by the Knox County Commission. APPROVE variances 1-7 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard DENY variance 8 				
Date of MPC Approval:	2/13/2003	concept plan subject to 10 cond Date of Denial:	Postponements:		
Date of Withdrawal:			blication?:		
	LEGIS	LATIVE 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":

Amendments:

Effective Date of Ordinance:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

1/31/2007 12:33 PM