

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
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

File Number: 2-SD-03-C **Related File Number:** 2-F-03-UR
Application Filed: 1/13/2003 **Date of Revision:**
Applicant: CHAMPION CONSTRUCTION
Owner: THOMAS C. BEELER

PROPERTY INFORMATION

General Location: North side of George Williams Rd., northeast side of I-140.
Other Parcel Info.:
Tax ID Number: 144 4.01, 4.10, 4.11 & 4.13 **Jurisdiction:** County
Size of Tract: 14.97 acres
Accessibility: Access is via an unnamed frontage road (City street) off of Fox Rd., with a pavement width of 21'.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family residence
Surrounding Land Use: North: Single-family residences and vacant land / A (Agricultural)
South: Single-family residences and vacant land / A (Agricultural) and RA (Low Density Residential)
East: Single-family residence and vacant land / A (Agricultural)
West: I-140 right-of-way / OS-1 (Open Space Preservation)
Proposed Use: Detached single-family subdivision **Density:** 2.74 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
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)

Current Zoning: PR (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: Champion Construction on George Williams Road
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 41 **No. of Lots Approved:** 41
Variances Requested:
1. Intersection grade variance on Road "A" at Road "B", from 1% to 3%.
2. Intersection grade variance on Road "B" at Road "C", from 1% to 3%.
3. Vertical curve variance on Road "C" at station 0+75, from 187' to 80'.
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 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 9 conditions

Staff Recomm. (Full):
1. Approval of the rezoning of this site to PR (Planned Residential) at an appropriate density by the Knox County Commission.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Conducting compaction testing in all fill areas associated with street construction and building sites per the requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Obtaining a street connection permit from the Knoxville Department of Engineering for extension of the frontage road.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Meeting all requirements of the approved Use-on-Review development plan.
9. 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 14.97 acre tract into 41 detached single-family lots at a density of 2.74 du/ac. The Planning Commission recommended the rezoning of this property to PR (Planned Residential) at a density of 1 - 3.2 du/ac at their January 9, 2003 meeting. The request is scheduled to be before the Knox County Commission on February 24, 2003.

The proposed access to this site is from an unnamed frontage road (City street) off of Fox Rd. Approval will be required from the City for the connection to and extension of the frontage road. The applicant will have to work with the Addressing Department on selecting a name for the street, prior to approval of the final plat. There will be no access connection to George Williams Rd.

MPC Action: Approved

MPC Meeting Date: 2/13/2003

Details of MPC action:
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- 9. 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 the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
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Date of MPC Approval: 2/13/2003

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: