CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 2-SD-04-C Related File Number:

Application Filed: 1/12/2004 **Date of Revision:**

Applicant: STANDARD REALTY & MORTGAGE

Owner: STANDARD REALTY & MORTGAGE



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: West side of Brakebill Rd., south of Asheville Hwy.

Other Parcel Info.:

Tax ID Number: 72 D C 3 Jurisdiction: City

Size of Tract: 1.46 acres

Access is via Brakebill Rd., a minor arterial street with a pavement width of 20' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: Zoning found in the area is C-6 commercial, RP-1 residential and A agricultural. Development consists

of the Food City Shopping Center and scattered single family dwellings. MPC approved a 98 unit apartment project for an adjoining parcel in 2002. A 32 unit apartment project is proposed to have

access to this proposed street (2-N-04-UR).

Proposed Use: Public street Density:

Sector Plan: East County 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)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Suncrest Drive formerly Sunview Drive

Surveyor: Hodge Engineering

No. of Lots Proposed: 0 No. of Lots Approved: 0

Variances Requested: None

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 the Concept Plan subject to 4 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Engineering Dept.

2. Provide right-of-way consistent with the requirements for a local street.

3. Correction of the proposed road cross section to reflect the City of Knoxville standards for a local

public street.

4. A final plat based on this concept plan will not be accepted for review by MPC until certification of

design plan has been submitted to MPC staff.

Comments: No lots are being created by this concept plan. The applicant is proposing to build a public street. The

subdivision process is used to permit review of the proposed road to see that it meets the requirements of the City. The street as planned will provide access to a 32 unit apartment project. It will also provide

access to a site that was previously considered for a 98 unit apartment project.

MPC Action: Approved MPC Meeting Date: 2/12/2004

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan subject to 4 conditions

Date of MPC Approval: 2/12/2004 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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