# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 2-SD-07-C **Application Filed:** 12/28/2006 Applicant: **BALL REALTY & AUCTION Owner:** ROGER BALL

### PROPERTY INFORMATION

**General Location:** North side of Campbells Point Rd., north of Ridge Haven Ct. **Other Parcel Info.:** Tax ID Number: 13 136 Jurisdiction: County Size of Tract: 48.44 acres Access to this phase of the development will be via Campbells Point Road an existing local street with a Accessibility: pavement width of 26' within a 50' wide right-of-way.

**Related File Number:** 

Date of Revision:

**GENERAL LAND USE INFORMATION Existing Land Use:** Vacant land Surrounding Land Use: Property in the area is zoned A agricultural and PR residential. Development in the area consists of detached dwellings. **Proposed Use:** Detached residential development Density: .99 du/ac Sector Plan: Northeast County Sector Plan Designation: **Growth Policy Plan:** Rural 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)

**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:	Campbells Point, Phase 3		
Surveyor:	Robert G. Campbell and Associates		
No. of Lots Proposed:	48 No. of Lots Approved: 0		
Variances Requested:	1. Vertical curve variance from 143.3' to 80.26' at sta 49+00 of Road B		
S/D Name Change:			

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC	CACTION AND DISPOSITION	1
Planner In Charge:	Dan Kelly		
Staff Recomm. (Abbr.):		e 1 because the site's topography restrict e proposed variance will not create a traf	
	APPROVE the Con	cept Plan subject to 6 conditions	
Staff Recomm. (Full):	<ol> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance</li> <li>Meeting all requirements of the previously approved use on review (4-H-96-UR)</li> <li>Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works</li> <li>Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.</li> <li>Provision of street names that are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102)</li> <li>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</li> </ol>		
Comments:	This is a resubmission of the concept plan for this subdivision. The original concept plan was approved by MPC in 1996 and reapproved in 1999. From the time of passage, a concept plan remains valid for a period of five years. It has been longer than five years since the last concept plan for this development was approved. Therefore, the applicant is asking for approval of the same basic plan for Campblells Point subdivision for the third time. The lot layout and road designs are practically identical to those shown on the previously approved concept plan. Since the plan shows the same number of lots and proposes to adopt the development standards of the previously approved development plan (4-H-96- UR), approval of a new use on review will not be required.		
MPC Action:	Approved		MPC Meeting Date: 2/8/2007
Details of MPC action:			
Summary of MPC action:	APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard		
	APPROVE the Concept Plan subject to 6 conditions		
Date of MPC Approval:	2/8/2007	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Chancery Court	
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: