CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:2-SE-01-CRelated File Number:Application Filed:1/8/2001Date of Revision:Applicant:HARRY LANE PROPERTIESOwner:HARRY LANE PROPERTIES

PROPERTY INFORMATION

General Location:Southeast side of W. Beaver Creek Drive, northeast of Fairlane Rd.Other Parcel Info.:Jurisdiction:Tax ID Number:57 I B 32 & 33Jurisdiction:Size of Tract:10.2 acresAccess ibility:Access is via W. Beaver Creek Dr., a major collector street with 19' of pavement within a 50' right-of-
way.

GENERAL LAND USE INFORMATION

Existing Land Use:	A residence and vacant land		
Surrounding Land Use:	North: A (Agricultural) / Railroad tracks and vacant land South: RA (Low Density Residential) / Single-family residences East: RA (Low Density Residential) / Single-family residences West: I ((Industrial) & RA (Low Density Residential) / Single-family residences		
Proposed Use:	Detached single-fai	mily subdivision	Density: 2.94 du/ac
Sector Plan:	North County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Ar	ea	
Naighborhood Contaxt			

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

RA (Low Density Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)



KNOXVILLE·KNOX COUNTY

METROPOLITAN P L A N N I N G

COMMISSION

Suite 403 • City County Building

400 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

www•knoxmpc•org

S S

N N

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Barber Lane Estates		
Surveyor:	Batson, Himes, Norvell & Poe		
No. of Lots Proposed:	30	No. of Lots Approved: 0	
Variances Requested:	1. Sight distance variance to the northeast along W. Beaver Creek Dr. from 400' to approximately 300'.		
S/D Name Change:			

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC ACTION AND DISPOSITION		
Planner In Charge:	ТРВ		
Staff Recomm. (Abbr.):	Deny variance because it would create a traffic hazard.		
	DENY the Concept Plan because the proposed entrance does not meet the minimum sight distance requirements of the Subdivision Regulations.		
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 (County Ord. 91-1-102). Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Place a note on the final plat that all lots will have access only to the internal street system. Meeting all applicable requirements of the Knox County Zoning Ordinance. 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 10.2 acre tract into 30 detached single-family lots. The property is zoned RA (Low Density Residential) and the proposed lots meet or exceed the minimum lot size requirements for the RA Zone. The proposed entrance to the site does not meet the required 400' sight distance to the northwest along W. Beaver Creek Dr. so a variance is being requested. It is MPC Staff's position that the variance does not meet the Subdivision criteria (copy attached) for granting a variance, specifically Sections 82-12.1 and 82-12.4. Staff feels there is not a hardship since the applicant may be able to meet the required sight distance if the entrance is moved to the west. This will require the removal of the existing house. The applicant can also request that the speed limit near the railroad crossing be reduced, which would reduce the required sight distance. It is also Staff's position that granting the variance would create an unsafe condition for vehicles exiting the subdivision. This is further complicated by the short distance to the at-grade railroad crossing.		
MPC Action:	Approved MPC Meeting Date: 3/8/2001		
Details of MPC action:	Approve variance 1 and concept plan subject to 6 conditions.		
Summary of MPC action:	Approve variance 1 and concept plan subject to 6 conditions.		
Date of MPC Approval:	3/8/2001Date of Denial:Postponements:2/8/01		
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:		

LEGISLATIVE ACTION AND DISPOSITION

Date of Legislative Action:	Date of Legislative Action, Second Reading:
Ordinance Number:	Other Ordinance Number References:

Legislative Body:

Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: