# **CASE SUMMARY**

# APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**

File Number: 2-SM-03-C Related File Number: 2-S-03-UR

Application Filed: 1/23/2003 Date of Revision:

Applicant: THE WILLIAMS COMPANY

Owner: THE WILLIAMS COMPANY



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 Dick Lonas Rd., north of Middlebrook Pike.

Other Parcel Info.:

**Tax ID Number:** 106 K B 002 & 106FC001-044 & OTHER: 106FB001-041 **Jurisdiction:** City

Size of Tract: 19.28 acres

Access is via Dick Lonas Road, a minor collector street with 16 to 23 ft. of pavement within a 40 to 70 ft.

right-of-way. Avensong Lane, Pemmbrooke Lane, and Remington Lane, provide interior access to the developed portions of this property. Each of these streets has 26 ft. of pavement within a 50 ft. right-of-

way.

#### **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Detached and attached single-family residential development, and vacant land

Surrounding Land Use: Surrounding land uses include single-family residential, multi-family residential, a nursing home

(Hillcrest Nursing Home), a group home (Florence Crittenden), and a developing business park (Dowell Springs). Surrounding zones include A-1 agricultural, RP-1 and R-1A residential, O-1 and O-3 office,

and PC-1 commercial.

Proposed Use: Same Density:

Sector Plan: Northwest 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:** 

1/31/2007 12:36 PM Page 1 of 2

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

Requested Plan Category:

#### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Pemmbrooke Place / Pemmbrooke West

Surveyor: Lynch Surveys, LLC

No. of Lots Proposed: 82 No. of Lots Approved: 0

Variances Requested: None requested. Required variances were approved previously with the approval of 12-SG-96-C.

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

# MPC ACTION AND DISPOSITION

Planner In Charge: Buz Johnson

Staff Recomm. (Abbr.): APPROVE the concept plan for Pemmbrooke West (Tax Parcels 106FB001-041) and Pemmbrooke

Place (Tax Parcels 106FC001-044), subject to 4 conditions:

Staff Recomm. (Full):

1. Meeting all relevant requirements of the Knoxville City Engineering Department and City Arborist.

2. Prior to the issuance of building permits, written approval must be obtained from Colonial Pipeline for all final grading within the petroleum pipeline easement as it affects lot 15 of Pemmbrooke West.

3. Meeting all requirements of the approved use on review development plan (2-S-03-UR).

4. Prior to further grading on the undeveloped/unplatted portion of Pemmbrooke Place (Tax Parcel

106KB002), submission and approval of a new concept plan application.

Comments:

MPC Action: Approved MPC Meeting Date: 2/13/2003

**Details of MPC action:**1. Meeting all relevant requirements of the Knoxville City Engineering Department and City Arborist.

2. Prior to the issuance of building permits, written approval must be obtained from Colonial Pipeline for all final grading within the petroleum pipeline easement as it affects lot 15 of Pemmbrooke West.

3. Meeting all requirements of the approved use on review development plan (2-S-03-UR).

4. Prior to further grading on the undeveloped/unplatted portion of Pemmbrooke Place (Tax Parcel

106KB002), submission and approval of a new concept plan application.

Summary of MPC action: APPROVE the concept plan for Pemmbrooke West (Tax Parcels 106FB001-041) and Pemmbrooke

Place (Tax Parcels 106FC001-044), subject to 4 conditions:

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, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:36 PM Page 2 of 2