

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 3-SA-01-C **Related File Number:**
Application Filed: 2/5/2001 **Date of Revision:**
Applicant: PRESTIGE DEVELOPMENT
Owner: PRESTIGE DEVELOPMENT

PROPERTY INFORMATION

General Location: South side W. Beaver Creek Dr., northeast of Joyce Ln.
Other Parcel Info.:
Tax ID Number: 66 152 **Jurisdiction:** County
Size of Tract: 2.8 acres
Accessibility: Access is via W. Beaver Creek Dr., a collector street with a pavement width of 19' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One single family dwelling and vacant
Surrounding Land Use: Property in the area is zoned A agricultural and RA residential. Development in the area consists of single family dwellings.
Proposed Use: Detached single family subdivision **Density:**
Sector Plan: North 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: RA (Low Density Residential)
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: Savannah Trace - Revised
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 7 **No. of Lots Approved:** 0
Variances Requested: 1. Permit more than 5 lots on a joint permanent easement on a RA (Low Density Residential) zoned site.
2. Intersection separation variance from 300' to 216' between Joyce Ln. and Savannah Trace Way.
3. Property line transition radius from 25' to 0'.
4. Vertical curve variance at Sta. 10+25 from 137.5' to 50'.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE variances 1- 4 due to the shape and size of the site and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject to 6 conditions.

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Prior to final plat approval, obtain approval of a Street Name Change from Savannah Trace Ln. to Savannah Trace Way by the Knox County Commission.
4. Prior to final plat approval, closure of the dedicated right-of-way for Savannah Trace Ln. by the Knox County Commission.
5. Prior to final plat approval, establish a homeowners association that will be responsible for the ownership and maintenance of the proposed private road.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments: A Concept Plan for this development was approved by MPC in July ,1999. At that time the applicant

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proposed the seven lots would be provided access via a public road. He is now requesting that access be provided by a joint permanent easement. This will allow the developer to make the lots larger and have less impervious surface on the site. The proposed use is for a detached single family subdivision. The applicant will be required to establish a homeowners association which will be responsible for the ownership and maintenance of the private street. Additionally, since the previous plan has been approved and recorded at the Knox County Register of Deeds, it will be necessary to go through the right-of-way closure process and the street name change process before a final plat can be approved for this project.

MPC Action: Approved

MPC Meeting Date: 3/8/2001

Details of MPC action:

Summary of MPC action: APPROVE variances 1- 4 due to the shape and size of the site and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject to 6 conditions.

Date of MPC Approval: 3/8/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: