## **CASE SUMMARY**

# APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**

File Number: 3-SA-11-C Related File Number: 3-D-11-UR

Application Filed: 1/24/2011 Date of Revision:

Applicant: S & E PROPERTIES



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

### PROPERTY INFORMATION

General Location: East of N. Campbell Station Rd., south of Yarnell Rd., north end of Dempsey Rd.

Other Parcel Info.:

Tax ID Number: 130 016 & 01701 Jurisdiction: County

Size of Tract: 11.4 acres

Access ibility: Access is via N. Campbell Station Rd., a minor arterial street with a 20' pavement width within a 50'

right-of-way.

### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land

Surrounding Land Use: North: Residences / RA (Low Density Residential) & A (Agricultural)

South: Residences and vacant land / PR (Planned Residential) & A (Agricultural)

East: Vacant land / A (Agricultural)

West: Residences / PR (Planned Residential) & RA (Low Density Residential)

Proposed Use: Detached Residential Subdivision Density: 2.89 du/ac

Sector Plan: Northwest 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)**

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

### PLAN INFORMATION (where applicable)

3/17/2011 04:28 PM Page 1 of 3

**Current Plan Category:** 

Requested Plan Category:

### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Campbell Creek Subdivision, Unit III

No. of Lots Approved: 38 No. of Lots Proposed:

1. Horizontal curve variance on Dempsey Rd at STA 8+92.86, from 250' to 175'. Variances Requested:

2. Horizontal curve variance on Dempsey Rd. at STA 19+07.36, from 250' to 150'.

S/D Name Change:

### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

### MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1 & 2 because the existing site conditions and site's topography restrict

compliance with the Subdivision Regulations, and the proposed variances will not create a traffic

hazard.

APPROVE the Concept Plan subject to 5 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Staff Recomm. (Full): Health Department.

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

3. Placing a note on the final plat that all lots will have access only to the internal street system. 4. Including a line of sight easement across Lot 42 in order to provide the needed sight distance for

the curve in Dempsey Rd.

5. Including a line of sight easement across Lots 53 and 54 in order to provide the needed sight

distance for the curve in Dempsey Rd.

Comments: A concept plan/use on review (11-SE-05-C/4-L-06-UR) approval was originally granted for this

subdivision on May 11, 2006. The subdivision was approved for 132 lots on 46.4 acres at a density of 2.84 du/ac. The Planning Commission approved a revised concept plan for the subdivision on August

12, 2010 after the original concept plan had expired. Two final plats have been approved and

recorded for the subdivision with a total of 96 lots on 35 acres.

The applicant has submitted a new concept plan and use on review application for the undeveloped portion of the site. This third phase of the subdivision includes 38 lots on 11.4 acres. While this is an increase of two lots from the original approval, the overall density of 2.89 du/ac is still below the maximum density of 3.0 du/ac. The street and lot layout remains unchanged from the previous approval. Access for phase three of the subdivision is through the existing access drive out to N. Campbell Station Rd. While the third phase of the subdivision has two strips of land out to Yarnell Rd.,

these strips will not be used for vehicular access.

Approved Action: Meeting Date: 3/10/2011

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County **Details of Action:** 

Health Department.

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

3. Placing a note on the final plat that all lots will have access only to the internal street system.

4. Including a line of sight easement across Lot 42 in order to provide the needed sight distance for

the curve in Dempsey Rd.

5. Including a line of sight easement across Lots 53 and 54 in order to provide the needed sight

distance for the curve in Dempsey Rd.

APPROVE variances 1 & 2 because the existing site conditions and site's topography restrict **Summary of Action:** 

compliance with the Subdivision Regulations, and the proposed variances will not create a traffic

hazard.

APPROVE the Concept Plan subject to 5 conditions:

Date of Approval: 3/10/2011 Date of Denial: Postponements:

3/17/2011 04:28 PM Page 2 of 3

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:

**Effective Date of Ordinance:** 

Amendments:

**Date of Legislative Appeal:** 

3/17/2011 04:28 PM Page 3 of 3