# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	3-SC-02-C	Related File Number:	3-H-02-UR
Application Filed:	2/11/2002	Date of Revision:	
Applicant:	S & E PROPERTIES		
Owner:	S & E PROPERTIES		

### **PROPERTY INFORMATION**

General Location:	Southeast side of Lovell Rd., south of Hibbert Rd.		
Other Parcel Info.:			
Tax ID Number:	104 171, 172 & 172.01	Jurisdiction:	County
Size of Tract:	16.18 acres		
Accessibility:	Access is via Lovell Rd., a minor arterial street with a pavement width of 20' within a 40' right-of-way.		

GENERAL LAND USE INFORMATION			
Existing Land Use:	Vacant		
Surrounding Land Use:	Property in the area is zoned PR and RA residential and A agricultural. Development consists of attached and detached single family dwellings. Plumb Creek bisects the site. A large tree nursery is located along the western boundary of the site.		
Proposed Use:	Detached single family subdivision D		Density: 3.23 du/ac
Sector Plan:	Northwest County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area	I	
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) & F (Floodway)

Former Zoning:

**Requested Zoning:** 

Previous Requests:

Extension of Zone:

History of Zoning:

### PLAN INFORMATION (where applicable)

Current Plan Category:



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

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	S & E Properties on Lovell Road	
Surveyor:	Batson, Himes, Norvell & Poe	
No. of Lots Proposed:	48 No. of Lots Approved: 0	
Variances Requested:	<ol> <li>Horizontal curve radius on Road A at sta. 1+50 from 250' to 150'.</li> <li>Horizontal curve radius on Road A at sta. 15+50 from 250' to 100'.</li> <li>Intersection spacing on Lovell Rd, from 400' to 195'.</li> </ol>	

60 from 250' to 100'. 3. Intersection spacing on Lovell Rd. from 400' to 195'.

S/D Name Change:

# OTHER INFORMATION (where applicable)

#### Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION			
Planner In Charge:	Dan Kelly		
Staff Recomm. (Abbr.):	APPROVE variances 1 - 3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.		
	APPROVE the concept plan subject to 12 conditions		
Staff Recomm. (Full):	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.</li> <li>Provision of a subdivision name and street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).</li> <li>Certification on the final plat by the applicant's engineer that there is 400' of sight distance in both directions on Lovell Rd. from Road A in the development.</li> <li>Prior to commencing any grading on this site obtain all required permits from the U.S. Army Corp of Engineers and the Tenn. Dept. of Environment and Conservation.</li> <li>Obtaining a street connection permit from the Tenn. Dept. of Transportation.</li> <li>Note the Minimum Floor Elevations (MFE) on all lots within the floodway fringe on the final plat.</li> <li>Installation of traffic calming devices as required by the Knox County Dept. of Engineering and Public Works.</li> <li>Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Dept. of Engineering and Public Works.</li> <li>On the final plat, provide a sight distance easement across lot 26 per the requirements of the Knox County Dept. of Engineering and Public Works.</li> <li>Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.</li> <li>A final plat based on this concept plan will not accepted for review by MPC until certification of design plan has been submitted to MPC staff.</li> </ol>		
Comments:	The applicants are proposing to divide this 16.18 acre site into 48 lots for detached single family dwelling. 1.28 acres of the property are located in the Floodway and can not be developed or used in calculating the permitted density. With the Floodway portion of the site subtracted from the total acreage, the proposed development density is 3.23 dwellings per acre. The site was rezoned recently to permit up to five dwellings per acre. This matter has been postponed since the March, 2002 MPC meeting. During that time the applicants prepared drainage studies and a wetlands determination study. The U.S. Army Corp of Engineers has agreed with the applicants that approximately .25 to .33 of an acre will be designated as wetlands. The applicants will be required to mitigate the disturbance of the wetlands by replacing four times that area. The applicants' engineer is currently working with the Tennessee Dept. of Environment and Conservation on the final mitigation plan.		
MPC Action:	Approved MPC Meeting Date: 6/13/2002		
Details of MPC action:	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.</li> <li>Provision of a subdivision name and street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).</li> <li>Certification on the final plat by the applicant's engineer that there is 400' of sight distance in both</li> </ol>		

	4. Prior to comm	vell Rd. from Road A in the develo nencing any grading on this site o he Tenn. Dept. of Environment an	btain all required permits from t	he U.S. Army Corp of
	<ol> <li>Note the Mini</li> <li>Installation of Works.</li> </ol>	treet connection permit from the imum Floor Elevations (MFE) on a f traffic calming devices as require	Il lots within the floodway fringe d by the Knox County Dept. of	Engineering and Public
	<ol> <li>Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Dept. of Engineering and Public Works.</li> <li>On the final plat, provide a sight distance easement across lot 26 per the requirements of the Knox County Dept. of Engineering and Public Works.</li> <li>Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public</li> </ol>			
	12. A final plat b	requirements of the approved use based on this concept plan will not been submitted to MPC staff.		ntil certification of
Summary of MPC action:	APPROVE variances 1 - 3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard. APPROVE the concept plan subject to 12 conditions			
Date of MPC Approval:	6/13/2002	Date of Denial:	Postponements:	3/14/02-5/9/02
Date of Withdrawal:		Withdrawn prior to public	ation?: 🗌 Action Appealed?	:
	LEGIS	LATIVE ACTION AND D	ISPOSITION	

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:

Legislative Body: