

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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www.knoxmpc.org

File Number: 3-SC-07-C **Related File Number:** 3-I-07-UR
Application Filed: 2/5/2007 **Date of Revision:**
Applicant: EDMUNDO SUMARRIVA

PROPERTY INFORMATION

General Location: North side of Gilbert Dr., east of Catlett Rd.
Other Parcel Info.:
Tax ID Number: 130 148.01 **Jurisdiction:** County
Size of Tract: 7.645 acres
Accessibility: Access is via Gilbert Dr. a local street with a 22' pavement width within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / RA (Low Density Residential)
South: Residences / RA (Low Density Residential) & PR (Planned Residential)
East: Residences / RA (Low Density Residential)
West: Residences / RA (Low Density Residential)
Proposed Use: Detached residential subdivision **Density:** 2.88 du/ac
Sector Plan: Northwest 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: PR (Planned 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: Gilbert Estates

No. of Lots Proposed: 22 No. of Lots Approved: 22

Variances Requested: 1. Vertical curve variance on Gilbert Hills Dr. at STA 1+00, from 105' to 87.5'
2. Vertical curve variance on Gilbert Hills Dr. at STA 7+73.7, from 108.5' to 104.2'

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 and 2 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 9 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Placing a note on the final plat that all lots will have access from the internal road system only.
4. Revising the concept plan to show a 10' side yard for Lots 1-5 and 18-21.
5. Lots 1-8 and 14-21 shall be provided with a useable rear yard with a depth of at least 10'.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
8. Prior to or concurrent with recording of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
9. 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 7.645 acre tract into 22 detached residential lots at a density of 2.88 du/ac. The Planning Commission recommended approval of a rezoning request for this property to PR (Planned residential) at a density of up to 3 du/ac on April 10, 2003 (4-R-03-RZ). The Knox County Commission approved the rezoning request on June 23, 2003.

Due to the amount of grading (up to 15' of cut and fill) that is required to establish the street and building sites for this subdivision staff is recommending conditions that apply to specific lots. Fronting on a street grade of 10%, Lots 1-5 and 18-21 shall have a 10' side yard. With the grading required for Lots 1-8 and 14-21, front to back, those lots shall be provided with a useable rear yard with a depth of at least 10'.

MPC Action: Approved

MPC Meeting Date: 5/10/2007

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Summary of MPC action: APPROVE variances 1 and 2 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 9 conditions

Date of MPC Approval: **Date of Denial:** **Postponements:** 3/8/2007

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: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**