

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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File Number: 3-SC-14-C **Related File Number:**
Application Filed: 1/27/2014 **Date of Revision:**
Applicant: WORLEY BUILDERS, INC.

PROPERTY INFORMATION

General Location: West side of Francis Rd., south of Helmbolt Rd.
Other Parcel Info.:
Tax ID Number: 106 G C 004-040 **Jurisdiction:** City
Size of Tract: 7.08 acres
Accessibility: Access is via Francis Rd., a minor arterial street with 20' of pavement width within 65' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Developed subdivision
Surrounding Land Use: This area is developed with residential uses at various densities, under R-1, R-1A, RP-1, R-2 and A-1 zoning.
Proposed Use: Detached dwellings **Density:** 3.55 du/ac
Sector Plan: Northwest City **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:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Village at Bearden
No. of Lots Proposed: 0 No. of Lots Approved: 0
Variances Requested: 1. Horizontal curve variance from 250' to 200' at sta. 1+50 of Bearden View Ln.
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 variance 1 because it is acceptable according to national road design guidelines and it will not create a traffic hazard
APPROVE the concept plan subject to 3 conditions
Staff Recomm. (Full): 1. Installing a 25 mph speed limit sign per the requirements of the Knoxville Engineering Dept.
2. Meeting all other applicable requirements of the Knoxville Engineering Dept.
3. Meeting all other conditions of the previously approved concept plan 12-SC-10-C
Comments: The applicant has developed the Village at Bearden Subdivision. He has requested that the City Engineering Department release the road construction bond for the new street that was built in this subdivision. The final inspection of the street revealed that the road was not constructed as approved and would require the approval of the requested variance. If the variance is approved the bond can be released and the road can be accepted as a public street. The City Engineering Department is recommending approval of this request subject to the developer installing a twenty-five mile per hour speed limit sign in this development.

Action: Meeting Date: 3/13/2014

Details of Action:

Summary of Action:

Date of Approval: Date of Denial: Postponements:
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: