# **CASE SUMMARY**

## APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**

File Number: 3-SG-02-C Related File Number:

Application Filed: 2/11/2002 Date of Revision:

Applicant: JIM SULLIVAN

Owner: LANDVIEW



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

### **PROPERTY INFORMATION**

General Location: West side of Wright Rd., just south of New Beaver Creek Dr.

Other Parcel Info.:

Tax ID Number: 78 J B 38 & 38.01 - 38.05 Jurisdiction: County

Size of Tract: 3.82 acres

Accessibility: Access is via Wright Rd., a local street with an 18' pavement width within a 50' right-of-way.

### **GENERAL LAND USE INFORMATION**

Existing Land Use: Single-family subdivision

Surrounding Land Use: North: Single-family residences and church / RA (Low Density Residential)

South: Single-family residences / RA (Low Density Residential) East: Single-family residences / RA (Low Density Residential)

West: Single-family residence and vacant land / RA (Low Density Residential)

Proposed Use: Single-family subdivision Density: 1.56 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: RA (Low Density Residential)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

1/31/2007 12:46 PM Page 1 of 3

**Requested Plan Category:** 

### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Maple Creek Resubdivision

Surveyor: Sullivan

No. of Lots Proposed: 6 No. of Lots Approved: 0

Variances Requested: 1. Reduce the required width of the Joint Permanent Easement (JPE) from 40' to 25'.

S/D Name Change:

### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

### MPC ACTION AND DISPOSITION

Planner In Charge: TPB

Staff Recomm. (Abbr.): APPROVE variance 1, because this is an existing easement, and the full easement, as required, would

make an existing house nonconforming to the setback requirements.

APPROVE the Concept Plan subject to 4 conditions

Staff Recomm. (Full):

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

Health Department.

2. Submission of a drainage design plan to the Knox County Department of Engineering and Public

Works.

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

Works.

4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments: Maple Creek Subdivision was approved by the Planning Commission on April 12, 2001 as a minor

subdivision of five lots with a 25' wide JPE. The applicant is now requesting a resubdivision of the property with a total of six lots which requires a concept plan approval. The lot that fronts on Wright Rd. does not have access to the JPE. There are five lots proposed with their only access being the JPE. Since the time of the original subdivision approval, the width requirements for a JPE has increased from 25' to 40'. The applicant is requesting a variance from that standard since creating a 40' wide JPE would make an existing house located on the south side of the property nonconforming to the 35' front yard setback that would be required from the JPE. The JPE driving surface has been constructed as a 20' wide paved drive with curbing. The revised subdivision will also require modification of the drainage design due to the extension of the JPE. This drainage modification will be addressed through the

design plan phase of the subdivision process.

MPC Action: Approved MPC Meeting Date: 3/14/2002

**Details of MPC action:** 

Summary of MPC action: APPROVE variance 1, because this is an existing easement, and the full easement, as required, would

make an existing house nonconforming to the setback requirements.

APPROVE the Concept Plan subject to 4 conditions

Date of MPC Approval: 3/14/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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":

Amendments: Amendments:

1/31/2007 12:46 PM Page 2 of 3

_					
I lata	∩t I	Dallo	lative	Λn	naal:
Daic	UI L	.cui3	ıaııvc	$\Delta \mathbf{p}$	vcai.

**Effective Date of Ordinance:** 

1/31/2007 12:46 PM Page 3 of 3