CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	3-SJ-03-C	Related File Number:	3-F-03-UR
Application Filed:	2/10/2003	Date of Revision:	
Applicant:	HUBER PROPERTIES		
Owner:	HUBER PROPERTIES		

PROPERTY INFORMATION

General Location:Southwest side of Secretariat Blvd., northwest of Seattle Slew Ln.Other Parcel Info.:Jurisdiction:Tax ID Number:104 K E 001Size of Tract:3.3 acresAccess is via Secretariat Blvd., a local street with a boulevard design within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:	North: Vacant land and residences/ PR (Planned Residential) South: Vacant land / PR (Planned Residential) East: Residences / PR (Planned Residential) West: Vacant land / PR (Planned Residential) & F (Floodway)		
Proposed Use:	Two-family dwelling s	ubdivision	Density: 5.5 du/ac
Sector Plan:	Northwest County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area	ı	
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:



F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g **Requested Plan Category:**

SUBDIVISION INFORMATION (where applicable)			
Subdivision Name:	Huber Properties/Churchill Downs		
Surveyor:	Batson, Himes, Norvell & Poe		
No. of Lots Proposed:	8 No. of Lots Approved: 8		
Variances Requested:	 Reduce right-of-way radii at the intersection of Road A with Secretariat Blvd., from 25' to 0'. Intersection grade variance on Road A at Secretariat Blvd., from 1% to 3%. 		

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 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 7 conditions:
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Obtaining variances from the Knox County Board of Zoning and Appeals for a reduction in the required 20' front yard setback from the proposed access street for Lots 9 and 10, Block C of Churchill Downs Subdivision, Unit 1. Prior to certification 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. Meeting all requirements of the approved use on review development plan. 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 3.3 acre tract (2.9 acres outside of floodway) into eight lots with each lot having a two-family dwelling. With a total of 16 dwelling units the proposed site specific density will be 5.5 du/ac. This property was rezoned to PR (Planned Residential) in 1986 with a density of up to 16 du/ac. The initial concept plan for this property designated up to 36 lots for this tract. The subdivision has developed with a mix of single-family, two-family and multi-family dwelling units. When the subdivision was approved for the single-family lots that are located along Secretariat Blvd and on each side of the 50' wide access strip to this tract, the shared property lines were treated as a side yard and the houses have been built meeting side yard setbacks. By approving a street between these two lots, the side yard would become a front yard and the existing residences would not meet the required 20' setback. Approval of this subdivision would require variances from the Knox County Board of Zoning and Appeals for a reduction in the required 20' front yard setback from the proposed access street for Lots 9 and 10, Block C of Churchill Downs Subdivision, Unit 1. Staff is recommending that this be a condition of the approval of the concept plan.
MPC Action:	Approved MPC Meeting Date: 3/13/2003
Details of MPC action:	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Obtaining variances from the Knox County Board of Zoning and Appeals for a reduction in the required 20' front yard setback from the proposed access street for Lots 9 and 10, Block C of Churchill Downs Subdivision, Unit 1. Prior to certification 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. Meeting all requirements of the approved use on review development plan. 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. 		
Summary of MPC action:	APPROVE variances 1 & 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 7 conditions:		
Date of MPC Approval:	3/13/2003	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":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: