CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SA-03-C Related File Number:

Application Filed: 3/10/2003 Date of Revision:

Applicant: NEIGHBORHOOD HOUSING, INC.

Owner: NEIGHBORHOOD HOUSING, INC.



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: South side of Skyline Dr., west side of Cherry Hill Av.

Other Parcel Info.:

Tax ID Number: 82 G G 28,29,30 & 30.01 **Jurisdiction:** City

Size of Tract: 1.159 acres

Access is via Skyline Dr., a collector street with a pavement width of 22' within a 40' right-of-way and

Cherry Hill Av., a local street with a pavement width of 17' within a 30' to 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use: Property in the area is zoned R-1 residential and it is developed with detached single family dwellings.

Proposed Use: Detached single family subdivision Density:

Sector Plan: East 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: R-1 (Single Family Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Resubdivision of Lots 7-11 Block B in J.C. White's Addition to Knoxville, TN

Surveyor: Church

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

Variances Requested: 1. Right-of-way dedication from 25' to 20' and 15' on Cherry Hill Av.

S/D Name Change:

Comments:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the variance because existing site conditions make it difficult to comply with street design

standards, and the approval of the variance will not create a traffic hazard.

APPROVE the Concept Plan for two lots subject to 7 conditions

Staff Recomm. (Full):

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

2. Meeting all applicable requirements of the Knoxville Department of Engineering.

3. Provision of turn-around driveways for all lots having access to Skyline Dr.

4. Provision of 7500 sq. ft. of area for each lot

5. On the final plat define, with survey accuracy, the boundaries of the area that have been used for burial of materials on the site.

6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

7. A final plat based on this concept plan will not be accepted by MPC until certification of design plan

has been submitted to MPC staff.

This is a proposed detached single family subdivision. The site contains approximately 1.15 acres which will be divided into 6 lots. The property is zoned R-1 (Single Family Residential) which requires a minimum lot size of 7500 square feet when the lot is served by sanitary sewer.

At present the site has a large concrete slab and a portion of the property has been paved for parking. The redevelopment of this site will require the removal of this concrete and asphalt. The applicant proposes to bury this material on site. The area that will be used for burial of this material will have to be defined on the final plat. This is required in order to prevent a future owner from placing a footing or foundation in the filled area.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
- 2. The proposed detached single-family subdivision is consistent in use and density with the adjoining residential development.
- 3. Access to this project will be via Skyline Dr. and Cherry Hill Av.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed detached single-family subdivision meets the standards for development within the R-1 (Single Family Residential) District and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan identifies this property for low density residential use. The sector plan would permit up to 6 dwellings per acre on this site. The applicants is proposing 5.2 du/ac.

MPC Action: Approved MPC Meeting Date: 4/10/2003

Details of MPC action:1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Meeting all applicable requirements of the Knoxville Department of Engineering.

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- 3. Provision of turn-around driveways for all lots having access to Skyline Dr.
- 4. Provision of 7500 sq. ft. of area for each lot
- 5. On the final plat define, with survey accuracy, the boundaries of the area that have been used for burial of materials on the site.
- 6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 7. A final plat based on this concept plan will not be accepted by MPC until certification of design plan has been submitted to MPC staff.

Summary of MPC action: APPROVE the v

APPROVE the variance because existing site conditions make it difficult to comply with street design standards, and the approval of the variance will not create a traffic hazard.

APPROVE the Concept Plan for two lots subject to 7 conditions

Date of MPC Approval: 4/10/2003 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:

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