

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SC-02-C **Related File Number:** 4-H-02-UR
Application Filed: 3/11/2002 **Date of Revision:**
Applicant: JON WEHREMBERG
Owner: JON WEHREMBERG

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

Suite 403 • City County Building
4 0 0 Main Street
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: West side of Roberts Rd., north of Washington Pk.
Other Parcel Info.:
Tax ID Number: 22 PT. 005 **Jurisdiction:** County
Size of Tract: 20 acres
Accessibility: Access is via Roberts Rd., a collector street with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: Property in the area is zoned A agricultural, PR residential and CA commercial. Development consists of single family dwellings and convenience commercial uses.
Proposed Use: Detached single family subdivision **Density:** 3.00 du/ac
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Rural 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: Mari - Ben Acres
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 60 **No. of Lots Approved:** 0
Variances Requested: None
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 the concept plan subject to 8 conditions
Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Constructing the proposed street "eyebrows" per the requirements of the Knox County Dept. of Engineering and Public Works.
4. Certification on the final plat by the applicant's engineer that 400' of sight distance in both directions is available on Roberts Rd. from the proposed entrance to this project.
5. Placing a note on the final plat that all lots will have access from the internal road system only.
6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
7. Meeting all requirements of the approved use on review development plan.
8. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: This site is located in the Rural Area as shown on the Urban Growth Plan. Due to Urban Growth Plan designation, a traffic study was prepared. Adequate road capacity is available to accommodate existing and projected traffic in the area. No road improvements will be required of this developer. The site was before MPC at the March, 2002 meeting for rezoning. The MPC recommended PR (Planned Residential) zoning at 1-3 dwellings per acre. The Knox County Commission approved the MPC's zoning recommendation at its April 22, 2002 meeting. This twenty acre site is part of a much larger parcel. Staff will require that a stub street be shown which will provide a connection to the remaining property in the future.

In order to obtain the required 400' of sight distance at the entrance to the project, some grading and vegetation removal will be needed. The staff will ask the applicant's engineer to certify the sight distance requirement can be met on the final plat. Internal to the development the applicant is proposing to use a road design feature commonly referred to as an "eyebrow". These eyebrows will provide landscaped islands in the street right-of-way. Their design will have to be in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.

MPC Action: Approved **MPC Meeting Date:** 5/9/2002

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
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Summary of MPC action: APPROVE the concept plan subject to 8 conditions

Date of MPC Approval: 5/9/2002 **Date of Denial:** **Postponements:** 4/11/02

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: