CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SC-05-C Related File Number: 4-D-05-UR

Application Filed: 3/11/2005 **Date of Revision:**

Applicant: HARRY W. KOOGLER

Owner: HARRY W. KOOGLER



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: Southwest side of Tooles Bend Rd., southeast side of S. Northshore Dr.

Other Parcel Info.:

Tax ID Number: 145 37.01, 38 & 42 Jurisdiction: County

Size of Tract: 6.53 acres

Accessibility: Access is via Tooles Bend Rd., a minor collector street with a 19' pavement width within a 50' right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use: North: Residences / A (Agricultural)

South: Residences / PR (Planned Residential)

East: Residences / A (Agricultural) & PR (Planned Residential)

West: Vacant land / PR (Planned Residential)

Proposed Use: Attached single-family subdivision Density: 3.98 du/ac

Sector Plan: Southwest 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: PR (Planned Residential)

PLAN INFORMATION (where applicable)

Former Zoning: Requested Zoning:

Previous Requests: Extension of Zone:

History of Zoning:

,

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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Le Fabbri

Surveyor: LeMay & Associates

No. of Lots Proposed: 26 No. of Lots Approved: 26

Variances Requested: 1. Vertical curve variance on Rizzini Way at station 6+50 from 185' to 166'.

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 variance 1 because the site's topography restricts compliance with the Subdivision

Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health

Department.

2. Provision of street names which are consistent with the Uniform Street Naming and Addressing

System within Knox County (Ord. 91-1-102).

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

Norks.

4. Placing a note on the final plat that all lots will have access only to the internal street system.

5. Prior to certification of the final plat for the subdivision, establishing a property owners association

that will be responsible for maintenance of the joint permanent easement and common area.

6. Meeting all requirements of the approved use on review development plan.

7. 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: The applicant is proposing to subdivide this 6.53 acre tract into 26 attached single-family lots at a

density of 3.98 du/ac. This property was rezoned to PR (Planned Residential) at a density of 1 - 4 du/ac

by County Commission on December 20, 2004 and February 28, 2005 (under two separate

applications).

MPC Action: Approved MPC Meeting Date: 5/12/2005

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

Department.

2. Provision of street names which are consistent with the Uniform Street Naming and Addressing

System within Knox County (Ord. 91-1-102).

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

Works.

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7. 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.

Summary of MPC action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision

Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions

Date of MPC Approval: 5/12/2005 Date of Denial: Postponements: 4/14/2005

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

LEGISLATIVE ACTION AND DISPOSITION

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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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