CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SD-02-C Related File Number:

Application Filed: 3/11/2002 **Date of Revision:**

Applicant: KEITH WALKER

Owner: PHILLIP MCCAMPBELL



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: East side of Walkercrest Ln., east of McCampbell Hill Ln.

Other Parcel Info.:

Tax ID Number: 49 4 & 10 Jurisdiction: County

Size of Tract: 16.3 acres

Access is via Walkercrest Ln., a local street with a pavement width of 26' within 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use: Property in the area is zoned RA and RB residential. Development consists of single family dwellings, a

public park and a nursing home.

Proposed Use: Detached single family subdivision Density:

Sector Plan: North 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: RB (General 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: Mont Richer

Surveyor: Robert G. Campbell and Associates

No. of Lots Proposed: 31 No. of Lots Approved: 0

Variances Requested:
1. Horizontal curve variance from 250' to 225' at sta. 19+00 of Road B.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE variance 1 due to topography and because the proposed variance will not create a traffic

hazard

APPROVE the concept plan subject to 6 conditions:

Staff Recomm. (Full):

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

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

System within Knox County, ORD.91-1-102.

3. Lowering the grade in the cul de sac of Road E to meet the requirements of the Subdivision

Regulations.

4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

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

6. 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 requesting reapproval of a portion of the concept plan for Mont Richer Subdivision that

was approved by MPC in January, 1997. The approval of a concept subdivision plan by MPC remains in effect for up to five years. Since it has been longer than five years since this plan was approved by MPC, the plan must be reconsidered by MPC before any additional final plats can be approved based

on this plan.

The 1997 plan proposed 79 lots on 43 acres. All but 31 of the lots have been developed and approved on final plat. The applicant is now requesting that MPC re-approve the remaining 31 lots and the proposed street design. The lot and road design is practically the same layout as previously approved.

Some minor changes have been made to the design of Road E and the lots abutting that road.

MPC Action: Approved MPC Meeting Date: 4/11/2002

Details of MPC action:

Summary of MPC action: APPROVE variance 1 due to topography and because the proposed variance will not create a traffic

hazard

APPROVE the concept plan subject to 6 conditions:

Date of MPC Approval: 4/11/2002 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:

Date of Legislative Appeal: Effective Date of Ordinance:

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