CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SD-07-C **Application Filed:** 3/5/2007 Applicant: JOHN HILL Owner: JOHN HILL

PROPERTY INFORMATION

General Location: Northeast end of Brownlow Rd., east of Salem Church Rd. Other Parcel Info.: Tax ID Number: 19 101 Jurisdiction: County Size of Tract: 4.88 acres Access is via Brownlow Rd., a local street with a 26' pavement width within a 50' right-of-way. Accessibility:

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:	North: Vacant land / A (Agricultural) South: Residences / RA (Low Density Residential) East: Vacant land / A (Agricultural) West: Residences / RA (Low Density Residential)		
Proposed Use:	Detached residential subdivision		Density: 0.61 du/ac
Sector Plan:	North 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:

RA (Low Density Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:



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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	John Hill Subdivision	
Surveyor:	Robert G. Campbell and Associates	
No. of Lots Proposed:	3 No. of Lots Approved: 3	
Variances Requested:	1. Horizontal curve variance for curve C-1, from 250' to 200' 2. Vertical curve variance at STA 10+83, from 187.5' to 135'	

3. Extending a public street without providing a permanent cul-de-sac turnaround.

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 - 3 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 5 conditions:		
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkhole/closed contour area identified on the plat. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings may be required for any structures within the 50' sinkhole buffer. Meeting all applicable requirements of the Knox County Zoning Ordinance. 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. 		
	zoning district.		
Comments:	The applicant is proposing to extend Brownlow Rd., a public local street serving Sumter Hills Subdivision into a 4.88 acre tract, subdividing that tract into three lots at a density of 0.61 du/ac. The street will be extended approximately 220' and will be provided with a hammerhead design turnaround located within a temporary easement. There is no turnaround provided at the end of the existing street. The three lots range in size from 1.07 to 2.15 acres.		
MPC Action:	Approved MPC Meeting Date: 4/12/2007		
Details of MPC action:			
Summary of MPC action:	APPROVE variances 1 - 3 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 5 conditions:		
Date of MPC Approval:	4/12/2007Date of Denial:Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:		
	LEGISLATIVE ACTION AND DISPOSITION		
Legislative Body:	Knox County Chancery Court		
Date of Legislative Action:	Date of Legislative Action, Second Reading:		
Ordinance Number:	Other Ordinance Number References:		

Disposition of Case, Second Reading:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: