# **CASE SUMMARY**

### APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	4-SE-01-C	Related File Number:	4-G-01-UR
Application Filed:	3/12/2001	Date of Revision:	
Applicant:	MPM DEVELOPMENT		
Owner:	MPM DEVELOPMENT CO. LL	С	

#### **PROPERTY INFORMATION**

General Location:Northeast side of Emory Church Rd., northwest of Westland Dr.Other Parcel Info.:Jurisdiction:Tax ID Number:14422Size of Tract:4.73 acresAccessibility:Access is via Emory Church Rd., a collector street with a pavement width of 22' within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

 Existing Land Use:
 One single family dwelling

Surrounding Land Use:	Property in the area is zoned PR residential and A agricultural. Development consists of single family dwellings and a church in the A zoned areas and attached residential condominiums and a large church in the PR zoned areas.		
Proposed Use:	Detached single family	y subdivision	Density: 4.23 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:

Former Zoning:

**Requested Zoning:** 

Previous Requests:

Extension of Zone:

History of Zoning:

#### PLAN INFORMATION (where applicable)

Current Plan Category:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t 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

PR (Planned Residential)

**Requested Plan Category:** 

SUBDIVISION INFORMATION (where applicable)			
Subdivision Name:	MPM De	MPM Development on Emory Church Rd Revised	
Surveyor:	Batson, I	Batson, Himes, Norvell & Poe	
No. of Lots Proposed:	20	No. of Lots Approved: 0	
Variances Requested:	1. Inters 300' to 24	section separation between Henderson Ln. and the proposed joint permanent easement from 40'.	

S/D Name Change:

## OTHER INFORMATION (where applicable)

#### Other Bus./Ord. Amend.:

aff Recomm. (Abbr.):	dk	
	Approve verience #1 because the interpetion is being place	
,	Approve variance #1 because the intersection is being place sight distance. APPROVE the Concept Plan subject to 6 conditions	ed at a location which creates the greatest
	<ol> <li>Connection to sanitary sewer and meeting any other relet Health Dept.</li> <li>Provision of a street name consistent with the Uniform S Knox County (Ord. 91-1-102).</li> <li>Place note #9 from the concept plan on the final plat whi internal street.</li> <li>Meeting all applicable requirements of the approved use</li> <li>Meeting all applicable requirements of the Knox County 6. A final plat application based on this Concept Plan will not</li> </ol>	treet Naming and Addressing System within ich restricts access to all lots only from the on review. Dept. of Engineering and Public Works.
4	MPM on Emory Church Rd. 4-SE-01-C / 4-G-01-UR Page 2	
(	certification of design plan approval has been submitted to t	the MPC staff.
	This is a revised concept plan for this development. The ap development with private streets rather than the public stree proposing to divide this 4.73 acre site into twenty lots for de development is proposed at 4.23 dwellings per acre. Devel immediately surrounding property. However, recent develop condominium project at 4 du/ac and the construction of a la has recently been improved and Westland Dr. is programme rezoning of this site to PR (Planned Residential) was approv 4.5 du/ac on January 22, 2001.	ets as originally proposed. The applicant is stached single family dwellings. The lopment at this density is higher than the pment in this area includes an attached irge church. Additionally, Emory Church Rd. ed for widening in the near future. The
t r t	Due to the fact this development is proposed at a density much greater than the surrounding properties, the staff will require that a "Type B" landscape screen consisting of a combination of low shrubs, trees and fencing be installed along the northern eastern and southern boundaries of this site. When this matter was considered by MPC on January 11, 2001, the applicant proposed a plan for saving a number of the trees on this site. The tree preservation plan was made a condition of the approval at that time. The site is located within the parent responsibility zoned for the A.L. Lotts Elementary School. A sidewalk along the Emory Church Road frontage will be required. The proposed improvement to Westland Dr. will include the construction of sidewalks.	
	Approved	MPC Meeting Date: 4/12/2001
etails of MPC action:		

Summary of MPC action:	Approve variance #1 because the intersection is being placed at a location which creates the greatest sight distance. APPROVE the Concept Plan subject to 6 conditions			
Date of MPC Approval:	4/12/2001	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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: