CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SF-04-C Related File Number: 4-I-04-UR

Application Filed: 3/8/2004 Date of Revision:

Applicant: FOREST BROOK DEVELOPMENT, LLC

Owner: FOREST BROOK DEVELOPMENT, LLC



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

PROPERTY INFORMATION

General Location: South side of W. Governor John Sevier Hwy., east side of Coatney Rd.

Other Parcel Info.:

Tax ID Number: 136 120 Jurisdiction: County

Size of Tract: 14.65 acres

Access is via Coatney Rd., a local street with 40 to 150' of right of way and 22' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: North: W. Gov. John Sevier Hwy. - Dwellings / A (Agricultural)

South: Vacant land / A (Agricultural) East: Dwellings / A (Agricultural)

West: Coatney Rd. - Vacant land / A (Agricultural)

Proposed Use: 58-unit condominium development Density: 3.95 du/ac

Sector Plan: South 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) pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Graybrook Park (formerly Coatney Road Condos) Subdivision Name:

Surveyor: Williams

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

Variances Requested: 1. Five horizontal curve radius variances on Graybrook Lane from 250' to 100'.

2. Three broken back curve tangent variances on Graybrook Lane from 150' to 86', 122' and 86'.

3. Sidewalk shown along curb, no grass strip in between sidewalk and road.

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 variances 1-3 because the site's topography restricts compliance with the Subdivision

Regulations.

APPROVE the concept plan, subject to 6 conditions:

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Works.

3. Connecting the development to sanitary sewer and meeting all other requirements of the Knox

County Health Department.

4. Provision of subdivision and street names which are consistent with the Uniform Street Naming and

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

5. Meeting all requirements of the approved use on review development plan (4-I-04-UR).

6. 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.

Comments:

MPC Action: Approved MPC Meeting Date: 4/8/2004

Details of MPC action: 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Works.

3. Connecting the development to sanitary sewer and meeting all other requirements of the Knox

County Health Department.

4. Provision of subdivision and street names which are consistent with the Uniform Street Naming and

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

5. Meeting all requirements of the approved use on review development plan (4-I-04-UR).

6. 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.

APPROVE variances 1-3 because the site's topography restricts compliance with the Subdivision **Summary of MPC action:**

Regulations.

APPROVE the concept plan, subject to 6 conditions:

Date of MPC Approval: 4/8/2004 **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, Second Reading:

Disposition of Case:

If "Other": If "Other":

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Date of Legislative Appeal: Effective Date of Ordinance:

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