CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SJ-05-C Related File Number: 4-L-05-UR

Application Filed: 3/14/2005 Date of Revision:

Applicant: MIKE UNDERWOOD BUILDERS, INC.

Owner: MIKE UNDERWOOD BUILDERS, INC.



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: Southeast side of Bob Gray Rd., east of Almanac Ln.

Other Parcel Info.:

Tax ID Number: 118 78 & 78.01 Jurisdiction: County

Size of Tract: 22.18 acres

Accessibility: Access is via Bob Gray Rd., a major collector street with a 19' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use: North: Rural residential / BP (Business and Technology) / TO (Technology Overlay)

South: Vacant land / BP (Business and Technology) / TO (Technology Overlay)

East: Residences / RA (Low Density Residential) / TO (Technology Overlay) & PR (Planned

Residential) / TO (Technology Overlay)

West: Residences and vacant land / PR (Planned Residential) / TO (Technology Overlay) & BP

(Business and Technology) / TO (Technology Overlay)

Proposed Use: Detached single-family subdivision Density: 1.98 du/ac

Sector Plan: Northwest 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) / TO (Technology Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Gray Eagle Springs

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 44 No. of Lots Approved: 44

Variances Requested: 1. Horizontal curve variance on Road A at station 16+00, from 250' to 225'.

S/D Name Change:

Comments:

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 9 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements 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 (County Ord. 91-1-102).

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

Works.

4. Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance in both directions along Bob Grav Rd.

5. Recording a line of sight easement across Lot 13 in order to provide the needed sight distance for

the curve in Road B.

6. Conducting compaction testing in all fill areas associated with street construction and filling of the pond per the requirements of the Knox County Department of Engineering and Public Works.

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

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

9. 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.

The applicant is proposing to subdivide this 22.18 acre tract into 44 lots at a density of 1.98 du/ac. The Planning Commission recommended approval of a rezoning request (2-B-05-RZ) for a portion of this property to PR (Planned Residential) / TO (Technology Overlay) at a density of 1 - 3 du/ac on February

10, 2005. Knox County Commission approved the rezoning request on March 28, 2005.

The applicant is proposing to fill an existing pond on the site in the area of proposed Lots 8 and 35 - 37. Compaction testing in the fill area for the pond will be required meeting the requirements of the Knox

County Department of Engineering and Public Works.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development

can proceed.

MPC Action: Approved MPC Meeting Date: 4/14/2005

Details of MPC action:1. Connection to sanitary sewer and meeting any other relevant requirements 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 (County Ord. 91-1-102).

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

4. Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance in both directions along Bob Gray Rd.

5. Recording a line of sight easement across Lot 13 in order to provide the needed sight distance for

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the curve in Road B.

- 6. Conducting compaction testing in all fill areas associated with street construction and filling of the pond per the requirements of the Knox County Department of Engineering and Public Works.
- 7. Place a note on the final plat that all lots will have access only to the internal street system.
- 8. Meeting all requirements of the approved use on review development plan.
- 9. 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.

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 9 conditions

Date of MPC Approval: 4/14/2005 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":	If "Other":
Amendments:	Amendments:
Date of Legislative Anneal:	Effective Date of Ordinance:

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