CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 5-SA-01-C Related File Number: 5-D-01-UR

Application Filed: 4/6/2001 **Date of Revision:**

Applicant: E. DOYLE JOHNSON

Owner: E. DOYLE JOHNSON



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: Northeast side of Harrell Ln., east of McCloud Rd.

Other Parcel Info.:

Tax ID Number: 28 259.01 Jurisdiction: County

Size of Tract: 4.7 acres

Access is via Harrell Ln., a local street with a pavement width of 18' to 19' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence & vacant

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

the vicinity of Harrell Ln. A dog kennel is located at the intersection of Harrell Ln. and McCloud Rd.

Proposed Use: Detached single family subdivision Density: 3.62du/ac

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: PR (Planned Residential) Pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 01:12 PM Page 1 of 3

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Daisys Landing

Surveyor: Robert G. Campbell and Associates

No. of Lots Proposed: 17 No. of Lots Approved: 0

Variances Requested: 1. Intersection separation between Hooks Ln. and Road A from 125' to 94'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: dl

Staff Recomm. (Abbr.): APPROVE variance 1

APPROVE the Concept Plan subject to 7 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County

Health Dept.

2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing

System within Knox County, Ord. 0-280-90.

3. Final approval of the rezoning of this site by the Knox County Commission.

4. Obtaining any required off site drainage easements before commencing any grading on this site.

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

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

7. A final plat application based on this concept plan will not be accepted for review by MPC until

certification of design plan approval has been submitted to MPC Staff.

Comments: The applicant is proposing a 17 lot subdivision on this 4.7 acre site. The rezoning of this property to

Planned Residential will be considered by the Knox County Commission at their May meeting. Approval of this development will be made subject to County Commission's positive action on the

rezoning request.

At present the drainage from this site sheet flows off of the property. This will change with the development of the site. A detention basin will be constructed which will concentrate the drainage outflow. Since no defined drainage way exists on the adjoining property, the Knox County Engineering Dept. will require the applicant to obtain an off site drainage easement from the adjoining property owner. This drainage easement will have to be in place prior to commencing any grading on this site.

MPC Action: Approved MPC Meeting Date: 5/10/2001

Details of MPC action:

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County

Health Dept.

2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County, Ord. 0-280-90.

3. Final approval of the rezoning of this site by the Knox County Commission.

4. Obtaining any required off site drainage easements before commencing any grading on this site.

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

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

7. A final plat application based on this concept plan will not be accepted for review by MPC until

certification of design plan approval has been submitted to MPC Staff.

Summary of MPC action: APPROVE variance 1

APPROVE the Concept Plan subject to 7 conditions

Date of MPC Approval: 5/10/2001 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:

1/31/2007 01:12 PM Page 2 of 3

Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

1/31/2007 01:12 PM Page 3 of 3