

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 5-SA-02-C Related File Number:
Application Filed: 4/8/2002 Date of Revision:
Applicant: DELBERT MORGAN
Owner: DELBERT MORGAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
4 0 0 Main Street
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: Southeast side of Millertown Pike, northeast of Ellistown Rd.
Other Parcel Info.:
Tax ID Number: 51 018 AND PART OF 18.01 & OTHER: 20.01 Jurisdiction: County
Size of Tract: 30 acres
Accessibility: Access is via Millertown Pike, a minor arterial street with a 19' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences / A (Agricultural)
South: Vacant land / A (Agricultural)
East: Residence and vacant land / A (Agricultural)
West: Residences and vacant land / A (Agricultural)
Proposed Use: Detached single-family subdivision Density: 0.87 du/ac
Sector Plan: Northeast County Sector Plan Designation:
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Greenestone Estates

Surveyor: Rudd

No. of Lots Proposed: 26 **No. of Lots Approved:** 26

Variances Requested: 1. Intersection spacing variance between the proposed subdivision street and Legg Ln., on Millertown Pike, from 400' to 232'.
2. Vertical curve variance at station 1+00 on the proposed street, from 225' to 100'.

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 & 2 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 12 conditions:

Staff Recomm. (Full):

1. Meeting all applicable 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. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
4. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
7. Prior to submission of the final plat for this subdivision, a plat shall be submitted to MPC that resubdivides Parcels 18, 18.01 and 20.01 into two lots (lot for the proposed subdivision and a lot for the balance of the property).
8. Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance in both directions along Millertown Pike at both the entrance road and for Lot 26.
9. Place a note on the final plat that Lot 25 will have access only to the internal street.
10. Place a note on the final plat that Lot 26 must have a turnaround driveway on the lot.
11. Meeting all applicable requirements of the Knox County Zoning Ordinance.
12. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments: The applicant is proposing to subdivide this 30 acre tract into 26 detached single-family lots. The property is zoned A (Agricultural) which requires lot sizes of at least one acre. The lots will be served by individual septic systems. A soil scientist has prepared a high intensity soils map of the property. The Knox County Health Dept. has reviewed the soils map and has stated the site will be generally suitable for sub-surface sewage disposal. Lot lines may have to be adjusted or lots may have to be eliminated after percolation tests have been conducted on the site. Approval will be required from the Tennessee Department of Environment and Conservation for crossing of the blue line stream. Due to the length of the cul-de-sac street that will serve the subdivision, traffic calming devices will be required by the Knox County Department of Engineering and Public Works. The applicant's surveyor will be required to certify 400' of sight distance in both directions along Millertown Pike at Final Plat for both the entrance road and Lot 26.

MPC Action: Approved

MPC Meeting Date: 6/13/2002

Details of MPC action:

Summary of MPC action: APPROVE variances 1 & 2 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 12 conditions:

Date of MPC Approval: 6/13/2002 **Date of Denial:** **Postponements:** 5/9/2002
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 Appeal:

Effective Date of Ordinance: