# CASE SUMMARY

# **APPLICATION TYPE: SUBDIVISION**

**CONCEPT PLAN** 

File Number: 5-SC-01-C **Application Filed:** 4/9/2001 Applicant: JAMES CORBITT Owner: JAMES CORBITT

## PROPERTY INFORMATION

General Location:	Northeast side of Buena Rd., south of Westland Dr.		
Other Parcel Info.:			
Tax ID Number:	121 P C 023	Jurisdiction:	City
Size of Tract:	2.85 acres		
Accessibility:	Access is via Buena Rd., a local access street with a 17' pavement width within a 40' right-of-way.		

**Related File Number:** 

Date of Revision:

#### GENERAL LAND USE INFORMATION

Existing Land Use:	Single-family residence		
Surrounding Land Use:	North: R-1 (Single Family Residential) / Single-family residences South: R-1 (Single Family Residential) / Single-family residences East: R-1 (Single Family Residential) / Single-family residences West: R-1 (Single Family Residential) / Single-family residences		
Proposed Use:	Detached single-family subdivision		Density: 2.81 du/ac
Sector Plan:	West City	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Inside 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:** 

R-1 (Single Family Residential)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

Extension of Zone:

**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 



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SUBDIVISION INFORMATION (where applicable)				
Subdivision Name:	WILLOW	WILLOWBROOK (FKA: Corbitt on Buena Road)		
Surveyor:	Batson,	Batson, Himes, Norvell & Poe		
No. of Lots Proposed:	8	No. of Lots Approved: 8		
Variances Requested:	1. Allowing a 40' joint permanent easement to serve more than 5 lots in an R-1 District.			
S/D Name Change:				

# OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION				
Planner In Charge:	ТРВ			
Staff Recomm. (Abbr.):	APPROVE variance 1 because the proposed variances will not create a traffic hazard, and the JPE will meet street design standards			
	APPROVE the Concept Plan subject to 5 conditions			
Staff Recomm. (Full):	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.</li> <li>Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).</li> <li>Meeting all applicable requirements of the Knoxville Department of Engineering.</li> <li>Place a note on the final plat that all lots will have access only to the internal street system.</li> <li>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.</li> </ol>			
Comments:	The applicant is proposing the subdivision of a 2.85 acre lot into 8 single-family lots. Access to the site is from Buena Rd., a local access street. The subdivision will be served by a 40' JPE meeting street design standards. A variance is required to allow a subdivision with more than five lots to be served by a JPE. City Engineering and MPC Staff are recommending approval of the JPE. While the pavement width for Buena Rd. is only 17' at the entrance to the subdivision, City Engineering and MPC Staff are not recommending any street widening due to the small size of the subdivision, and the limited property that is available for further development. Lot sizes range from 9,030 to 23,162 square feet. The minimum lot size in the R-1 District is 7,500 square feet. The blueline stream located along the south eastern boundary of the subdivision will not be crossed or altered by this subdivision.			
MPC Action:	Approved MPC Meeting Date: 5/10/2001			
Details of MPC action:				
Summary of MPC action:	APPROVE variance 1 because the proposed variances will not create a traffic hazard, and the JPE will meet street design standards			
	APPROVE the Concept Plan subject to 5 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:
Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: