



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: WILLOWBROOK (FKA: Corbitt on Buena Road)  
Surveyor: 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: TPB  
Staff Recomm. (Abbr.): APPROVE variance 1 because the proposed variances will not create a traffic hazard, and the JPE will meet street design standards

Staff Recomm. (Full): APPROVE the Concept Plan subject to 5 conditions  
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 (City Ord. 0-280-90).  
3. Meeting all applicable requirements of the Knoxville Department of Engineering.  
4. Place a note on the final plat that all lots will have access only to the internal street system.  
5. 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: 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 blue line 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:**