

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 5-SC-04-C                      **Related File Number:**  
**Application Filed:** 4/12/2004              **Date of Revision:**  
**Applicant:** STEVE BETHEL  
**Owner:** STEVE BETHEL

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 M a i n S t r e e t  
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 W. Beaver Creek Dr., east of Oakmeade Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 56 M C 11.02, 11.03 & 12                      **Jurisdiction:** County  
**Size of Tract:** 6.89 acres  
**Accessibility:** Access is via W. Beaver Creek Dr., a major collector street with a 20' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:** North: Residences / RA (Low Density Residential)  
South: Residences / RA (Low Density Residential)  
East: Residences / RA (Low Density Residential)  
West: Residences / RA (Low Density Residential)  
**Proposed Use:** Detached single-family subdivision                      **Density:** 2.76 du/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:** RA (Low Density Residential)  
**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: Autumn Glen

Surveyor: LeMay & Associates

No. of Lots Proposed: 19                      **No. of Lots Approved:** 19

Variances Requested: 1. Intersection spacing variance from the centerline of Autumn Path Ln. to Belinda Rd., from 300' to 228.89'.  
2. Intersection spacing variance from the centerline of Autumn Path Ln. to Betenia Rd., from 300' to 263.11'.

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 location restricts compliance with the Subdivision Regulations, and the proposed variances 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. Obtaining an off-site drainage easement for the out-fall for the proposed detention area on Lot 19 that is acceptable to the Knox County Department of Engineering and Public Works.
4. Installation of traffic calming devices as required by 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. Placing a note on the final plat that all lots will have access from the internal street system only.
8. 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.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments: The applicant is proposing to subdivide 6.89 acres into 19 detached single-family lots at a density of 2.76 du/ac. The property which is zoned RA (Low Density Residential) has a minimum lot size requirement of 10,000 square feet with a 75' lot width at the building line. Due to the length of the proposed street which has very little curvature, traffic calming devices will be required by Knox County Department of Engineering and Public Works. Knox County Department of Engineering and Public Works is also requiring that the applicant obtain an off-site drainage easement for the out-fall for the proposed detention area on Lot 19 to help address drainage problems in the area.

MPC's approval or denial of the concept plan is final, unless the action is appealed to Knox County Chancery Court.

MPC Action: Approved

**MPC Meeting Date:** 5/13/2004

Details of MPC action:

Summary of MPC action: APPROVE variances 1 & 2 because the site's location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions:

Date of MPC Approval: 5/13/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**