

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 5-SD-05-C **Related File Number:**
Application Filed: 4/8/2005 **Date of Revision:**
Applicant: MICHAEL CARPINO
Owner: MICHAEL CARPINO

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

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PROPERTY INFORMATION

General Location: North end of Tomache Dr., North of Lonas Dr
Other Parcel Info.:
Tax ID Number: 107 B A 005 **Jurisdiction:** City
Size of Tract: 23 acres
Accessibility: Access is via Tomache Dr., a local street with a pavement width of 26' within 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property to the north of the site is zoned C-6 commercial and I-2 and I-3 industrial. All other surrounding property is zoned R-1 or R-1A residential. Development consists of warehousing and distribution uses to the north, apartments to the east and single family dwellings to the south and west.
Proposed Use: Detached single family subdivision **Density:**
Sector Plan: Northwest 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:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Farview Hills, Unit 3 formerly Covenant Hill
Surveyor: Nathan W. Silvus
No. of Lots Proposed: 46 **No. of Lots Approved:** 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE the concept plan subject to 10 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 Knoxville (City Ord. 0-280-90).
3. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Engineering Dept.
4. Meeting all applicable requirements of the Knoxville Department of Engineering (see attached memo).
5. Place a note on the final plat that vehicular access is to be from the internal street system only.
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
7. Prior to final plat approval, establish a homeowners association for the purpose of assessing fees for the taxes and maintenance of the detention basin and any other commonly held assets.
8. Establish and maintain the landscape buffer as shown on the attached plan along the southern boundary of lots 4 through 20.
9. 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.
10. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

Comments: This development has been submitted as unit 3 of Farview Hills Subdivision. The first two units of Farview Hills were developed over 30 years ago. The site in question adjoins the existing subdivision and Tomache Dr. has been stubbed to the property. This 23 acre site is now proposed for division into 46 lots. The applicants propose to develop detached single family dwellings on these lots. The development will be accessed via a stub street from the existing Farview Hills Subdivision. The lots are somewhat smaller than the existing lots in the Farview Hills. However, each lot exceeds the size requirements contained in the R-1 (Single Family Residential) District. The subdivision has been designed to meet all of the requirements of the Subdivision Regulations. No variances to those regulations will be required.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services. KUB can provide water, sewer, electrical and natural gas service to the site.
2. Any school age children living in this development are presently zoned to attend Pond Gap Elementary, Northwest Middle and West High school
3. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.
4. Drainage will be directed to the north, toward Middlebrook Pk. Stormwater detention, grading and drainage plans will be required that meet City of Knoxville requirements.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed detached single-family subdivision meets the standards for development within the R-1 (Single Family Residential) district and all other requirements of the Zoning Ordinance.

CONNFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan and the Knoxville One Year Plan identify this property for low density residential use. The development of the site at 2.00 du/ac as proposed complies with both plans. The R-1 zoning approved for this site allows a density of approximately four dwellings per acre.

MPC Action: Approved **MPC Meeting Date:** 5/12/2005

Details of MPC action:

Summary of MPC action: APPROVE the concept plan subject to 10 conditions

Date of MPC Approval: 5/12/2005 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:** 5/17/2005

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 6/7/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied Appeal upheld.

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: