CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 5-SD-10-C Related File Number: 5-I-10-UR

Application Filed: 3/29/2010 **Date of Revision:**

Applicant: MPM DEVELOPMENT COMPANY, LLC



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PROPERTY INFORMATION

General Location: Northwest side of Crippen Rd., southwest of Brown Gap Rd.

Other Parcel Info.:

Tax ID Number: 29 54.03 Jurisdiction: County

Size of Tract: 3.26 acres

Accessibility: Access is via Crippen Road, a minor collector street with an 18' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: North: Vacant land / A (Agricultural)

South: Residences / A (Agricultural)
East: Residences / A (Agricultural)
West: KUB substation / A (Agricultural)

Proposed Use: Detached Residential Subdivision Density: 2.15 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: PR (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

5/18/2010 05:11 PM Page 1 of 3

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: MPM Development on Crippen Road

No. of Lots Proposed: No. of Lots Approved: 7

1. Variance to reduce the right-of-way radius for the southwest corner of the intersection of the Variances Requested:

proposed subdivision street and Crippen Rd., from 25' to 0'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Tom Brechko Planner In Charge:

Staff Recomm. (Abbr.): APPROVE variance 1 because the adjoining property is not under the control of the applicant, and the

proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 conditions:

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County

Health Department.

2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing

System within Knox County (County Ord. 91-1-102).

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

4. Certification on the final plat that there is at least 300' of sight distance to the northeast along

Crippen Rd. at the subdivision entrance.

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.

The applicant is proposing to subdivide this 3.26 acre tract into 7 detached residential lots at a density Comments:

of 2.15 du/ac. The property was rezoned to PR (Planned Residential) at a density of up to 5 du/ac in

2006.

Action: Approved **Meeting Date:** 5/13/2010

Details of Action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County

Health Department.

2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

4. Certification on the final plat that there is at least 300' of sight distance to the northeast along

Crippen Rd. at the subdivision entrance.

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.

Summary of Action: APPROVE variance 1 because the adjoining property is not under the control of the applicant, and the

proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 conditions:

Date of Approval: 5/13/2010 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: **Knox County Chancery Court**

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

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

5/18/2010 05:11 PM Page 2 of 3

Other":
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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

5/18/2010 05:11 PM Page 3 of 3