

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 5-SE-02-C **Related File Number:** 5-M-02-UR
Application Filed: 4/8/2002 **Date of Revision:**
Applicant: JIM SULLIVAN
Owner: CHUCK FORREY

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: West side of Brakebill Rd., south of Asheville Hwy.
Other Parcel Info.:
Tax ID Number: 72 D C 003 **Jurisdiction:** County
Size of Tract: 10.54 acres
Accessibility: Access is via Brakebill Rd., an arterial street with a pavement width of 19' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: Property in the area is zoned PR and RA residential and C-6 commercial. Development consists of single family dwellings. A shopping center has been developed at the intersection of Asheville Hwy. And Brakebill Rd.
Proposed Use: Detached single family subdivision **Density:** 2.47 du/ac
Sector Plan: East County **Sector Plan Designation:**
Growth Policy Plan: Urban 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:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Hopes Landing
Surveyor: Sullivan
No. of Lots Proposed: 26 **No. of Lots Approved:** 0
Variances Requested: 1. Intersection spacing variance from 400' to 340' from the subdivision entrance to Brakebill Cutoff.
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 variance 1 because the site has limited frontage, and the proposed variance will not create a traffic hazard
Staff Recomm. (Full): APPROVE the concept plan subject to 9 conditions
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of a street name which is consistent with the Knox County Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
3. Placing a note on the final plat that lots 1 and 26 will have access from the internal street only.
4. Compaction testing of all fill areas within the proposed street right-of-way as required by the Knox County Dept. of Engineering and Public Works.
5. All grading being contained on the site or obtaining an easement from the adjoining property owner(s).
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.
7. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
8. Meeting all requirements of the approved use on review development plan.
9. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to MPC staff.
Comments: MPC approved a concept plan for this site in March, 2000. That plan proposed 34 lots for single family residences. An applicant has up to two years to obtain approval of a final plat after the concept plan has been approved. If a final plat is not approved during that two year period, the plan approval expires.

The current plan proposes the development of a detached single family subdivision with 26 lots. The applicant is showing a portion of the site being retained as common area. That portion of the site may be subject to occasional flooding. A homeowners association will need to be established that will own and maintain the common area. A Minor Stream Crossing Permit will have to be obtained from the Tennessee Dept. of Environment and Conservation to construct the proposed street over a stream which crosses this site. Grading for the proposed road may be problematic because the road will be located along a portion of the property boundary. All grading will have to be contained on this site or an easement will have to be obtained from the adjoining property owner. Offsetting the pavement within the proposed 50' right-of-way will most likely solve this problem.

MPC Action: Denied (Withdrawn) **MPC Meeting Date:** 5/9/2002

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: **Date of Denial:** **Postponements:**
Date of Withdrawal: 5/9/2002 **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: