CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 5-SF-01-C Related File Number: 5-O-01-UR

Application Filed: 4/9/2001 Date of Revision:

Applicant: PINEOLA PARTNERSHIP

Owner: TRADITIONAL DESIGN & CONSTRUCTION



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: West side of Red Bay Way., south of Nubbin Ridge Rd.

Other Parcel Info.:

Tax ID Number: 133 F D 27 Jurisdiction: City

Size of Tract: 4.54 acres

Accessibility: Access is via Red Bay Wy., a joint permanent easement with a pavement width of 23' within a 40' right-

of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use: Property in the area is zoned R-1 and RA residential and OS-1 open space. Single family dwellings are

the primary use found in the area. Rocky Hill Park is south of this site.

Proposed Use: Detached single family subdivision Density: 3.96 du/ac

Sector Plan: West 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: RP-1 (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Montrose Court

Surveyor: LeMay & Associates

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested: None

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Dan Kelly Planner In Charge:

APPROVE the Concept Plan subject to 8 conditions Staff Recomm. (Abbr.):

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

- 2. Provision of addresses that are consistent with the Uniform Street Naming and Addressing System within Knoxville (0-280-90).
- 3. No buildings being constructed within the hatchered contour. Establish a minimum floor elevation of at least one foot higher than the elevation of the storm drain outflow.
- 4. The easement serving the two lots being created by this subdivision shall be constructed at an elevation at least one foot higher than the elevation of the storm drain outflow.
- 5. Any fill material placed in the depression on this site (i.e. driveway construction) must not result in loss of stormwater detention capacity in the depression.
- 6. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
- 7. Meeting all requirements of the approved use on review development plan.
- 8. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC Staff.

The applicant is requesting to divide a four acre remnant tract into two lots. A development plan, concept plan and final plat were approved for Montrose Court in 1995. The total area of the subdivision including this four acre tract is approximately 14.4 acres. It called for 54 lots and this four acre tract. The approved staff recommendation stated the four acre tract should be maintained by the homeowners association or dedicated to the City. The developers of this subdivision are requesting that they not be required to dedicate this four acre tract as called for in the previous approval. The four acre site is basically a large shallow depression that retains water during wet weather. The applicant is proposing to divide this tract into two lots with one building site, outside the hatched contour area, on each lot. The depression has been determined not to be a sinkhole. Staff will require all construction on this site be done at an elevation higher than the storm drain outflow pipe elevation.

The subdivision has been developed with private streets. These private streets are being maintained by the current property owners in the subdivision. This plan proposes that two lots will be provided access via the existing private streets. The developers have turned the private easements over to the homeowners association. Staff will require these two lots have the same restrictions and covenants as the other lots in the subdivision. This includes any financial assessments that are deemed necessary by the homeowners association.

MPC Action: Approved MPC Meeting Date: 10/11/2001

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health **Details of MPC action:** Dept.

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Comments:

design plan has been submitted to MPC Staff.

Summary of MPC action: APPROVE the Concept Plan subject to 8 conditions

Date of MPC Approval: 10/11/2001 Date of Denial: Postponements: 6/14/01-9/13/01

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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