

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 5-SF-06-C **Related File Number:** 5-K-06-UR
Application Filed: 4/10/2006 **Date of Revision:**
Applicant: EAGLE BEND REALTY
Owner: EAGLE BEND REALTY

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
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F A X • 215 • 2068
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PROPERTY INFORMATION

General Location: South side of Westland Dr., south end of Montacres Ln.
Other Parcel Info.:
Tax ID Number: 133 G D 12, 18, 18.02, 18.03, OTHER: 18.04 & 18.05 **Jurisdiction:** County
Size of Tract: 7.18 acres
Accessibility: Access is via Westland Dr., a minor arterial street with a 22' pavement width within a required 88' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Two residences
Surrounding Land Use: North: Residences / RA (Low Density Residential) & PR (Planned Residential)
 South: Residence / RA (Low Density Residential)
 East: Residences / PR (Planned Residential)
 West: Residences / RA (Low Density Residential)
Proposed Use: Detached single-family subdivision **Density:** 4.18 du/ac
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside 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: 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: Westmont Court
Surveyor: Sullivan
No. of Lots Proposed: 30 No. of Lots Approved: 30
Variances Requested: 1. Vertical curve variance at STA 0+90.00, from 225' to 150'.
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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Placing a note on the final plat that all lots will have access only to the internal street system.
5. Prior to design plan approval, submitting a detailed grading plan for Lots 1-6 and 26-30 to show that building sites exist on each lot. Lots along street grades exceeding 10% shall have a side yard setback of 10'.
6. 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.

Comments: The applicant is proposing to subdivide this 7.18 acre tract into a detached single-family subdivision with 30 lots at a density of 4.18 du/ac. The proposed subdivision will have access from Westland Dr., a minor arterial street. This site includes property that was previously approved for two separate subdivisions. Under the previous plans, the rear five acres of the site was approved with access via Montacres Ln. This proposed subdivision will not have access to Montacres Ln.

The rear portion of the site was approved for PR zoning at 1-4 du/ac in 2004. The applicant just received approval of a sector plan amendment and rezoning (3-F-06-SP & 3-O-06-RZ) of the front portion of the site from Knox County Commission on April 17, 2006. The sector plan was amended to medium density residential with the property being rezoned to PR at up to 6 du/ac. The applicant has laid out the lots so that the portion of the property that is zoned at up to 4 du/ac does not exceed that density.

MPC Action: Approved

MPC Meeting Date: 5/11/2006

Details of MPC action:

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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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6. 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 MPC action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 conditions:

Date of MPC Approval: 5/11/2006

Date of Denial:

Postponements:

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: