# **CASE SUMMARY**

#### APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**

File Number: 5-SH-01-C Related File Number: 5-R-01-UR

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

Applicant: JIM SULLIVAN

Owner: VANCE BURKEY



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

#### PROPERTY INFORMATION

General Location: North side of Ponderosa Dr., west side of Collier Rd.

Other Parcel Info.:

Tax ID Number: 46 133.01 & 151 OTHER: 46 NA 9 Jurisdiction: County

Size of Tract: 32 acres

Access is via Ponderosa Dr., a local street with a pavement width of 26' within a 50' right-of-way and

Collier Rd., a local street with a pavement width of 17' to 19' within a 40' right-of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant

Surrounding Land Use: Property in the area is zoned RA, RB and PR residential and A agriculture. Development consists of

single family dwellings in both subdivision and rural settings.

Proposed Use: Detached single family subdivision Density: 2.66 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:** 

**Requested Plan Category:** 

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#### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Powell Acres

Surveyor: Sullivan

No. of Lots Proposed: 85 No. of Lots Approved: 0

Variances Requested: 1. Corner property line radius from 25' to 0' at Ponderosa Dr.

2. Vertical curve variance from 176' to 120' at sta. 0+15 of Road E.

S/D Name Change:

#### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

### MPC ACTION AND DISPOSITION

Planner In Charge: dk

Staff Recomm. (Abbr.): DENY variance 1

APPROVE variance 2 because of topography and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewers and meeting any other relevant requirement of the Knox County

Health Dept.

2. Provision of street names which are consistent with the Uniform Street Naming and Numbering

system within Knox County, Ord 0-280-90.

3. Placed a note on the final that all lots will have access from the internal road system only.

4. Provide the 25' transition radius at the Ponderosa Dr. entrance.

5. Prior to final plat approval, the applicant's surveyor must certify that 300' of sight distance is available in each direction at both proposed entrances to the subdivision.

6. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan has been submitted to MPC staff.

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.

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**Comments:** The applicant is proposing a single family subdivision that will contain 85 lots. The access to the

development will be through the extension of a public street through a vacant lot in Ponderosa Hills and a connection to Collier Rd. By having two access points traffic will be spread out and no one street will

have to experience the total traffic burden.

MPC Action: Approved MPC Meeting Date: 5/10/2001

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

2. Provision of street names which are consistent with the Uniform Street Naming and Numbering system within Knox County, Ord 0-280-90.

- 3. Placed a note on the final that all lots will have access from the internal road system only.
- 4. Provide the 25' transition radius at the Ponderosa Dr. entrance.
- 5. Prior to final plat approval, the applicant's surveyor must certify that 300' of sight distance is available in each direction at both proposed entrances to the subdivision.
- 6. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan has been submitted to MPC staff.
- 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.

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Summary of MPC action: DENY variance 1

APPROVE variance 2 because of topography and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions

Date of MPC Approval: 5/10/2001 Date of Denial: Postponements:

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

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Action, Second Reading:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance:

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