CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 5-SN-04-C Related File Number: 5-T-04-UR

Application Filed: 4/12/2004 Date of Revision:

Applicant: MORRIS ESTATES

Owner: BILL TRENT



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: East side Morris Rd., southeast of Dairy Ln.

Other Parcel Info.:

Tax ID Number: 37 179 Jurisdiction: County

Size of Tract: 6.6 acres

Accessibility: Access is via Morris Rd., a minor collector street with a 17' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use: North: Residences / A (Agricultural) & PR (Planned Residential)

South: Residences / A (Agricultural) East: Vacant land / A (Agricultural)

West: Residences / A (Agricultural) & PR (Planned Residential)

Proposed Use: Detached single-family subdivision Density: 2.42 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:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Morris Estates

Surveyor: Garron

No. of Lots Proposed: 16 No. of Lots Approved: 16

Variances Requested:

1. Intersection spacing variance on Morris Rd. between Fleming Valley Ln. and Road B, from 300' to

87.3'.

2. Intersection spacing variance on Morris Rd. between Road A and Road B, from 300' to 164.5'.

3. Vertical curve variance on Road B at station 50+50.00, from 85.5' to 50'.

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 variances 1-3 because the site's location and topography restricts compliance with the

Subdivision Regulations and the variances will not create a traffic hazard

APPROVE the concept plan subject to 8 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. Obtaining an off-site drainage easement for the discharge of water from the detention basin or

design for and obtain an injection well permit.

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

Works.

5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Morris Rd. at both the public street and Joint Permanent Easement (JPE).

6. Placing a note on the final plat that all lots will have access only to the internal street system (public

street and JPE).

7. Meeting all requirements of the approved use on review development plan.

8. 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 6.6 acre site into 16 detached single-family lots at a density

of 2.42 du/ac. The Knox County Commission approved the rezoning of the property to PR at a density of 1 - 3 du/ac at their April 19, 2004 meeting (3-J-04-RZ). The existing residence and two additional lots will be served by a Joint Permanent Easement. A public street will provide access to the remaining 13 lots. The applicant will have to obtain an off-site drainage easement for the discharge of water from the

detention basin or design for and obtain an injection well permit.

MPC Action: Approved MPC Meeting Date: 5/13/2004

Details of MPC action:

Summary of MPC action: APPROVE variances 1-3 because the site's location and topography restricts compliance with the

Subdivision Regulations and the variances will not create a traffic hazard

APPROVE the concept plan subject to 8 conditions

Date of MPC Approval: 5/13/2004 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:

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Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

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