CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 6-SA-02-C Related File Number: 6-B-02-UR

Application Filed: 5/13/2002 **Date of Revision:**

Applicant: JOHN MEESE

Owner: JOHN MEESE



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 Beeler Rd., south of E. Emory Rd.

Other Parcel Info.:

Tax ID Number: 29 187 Jurisdiction: County

Size of Tract: 21.85 acres

Accessibility: Access is via Beeler Rd., a local street with a pavement width of 20' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Detached single family subdivision and vacant

Surrounding Land Use: Property in the area is zoned PR and RA residential, A agricultural and F floodway. Development

consists of single family subdivisions to the east and west. Beaver Creek flows through the southern

portion of the site.

Proposed Use: Detached single family subdivision Density: 1.48 du/ac

Sector Plan: Northeast 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: Twin Brooks Subdivision - Future Units

Surveyor: Gore

No. of Lots Proposed: 31 No. of Lots Approved: 0

Variances Requested: None

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 the concept plan subject to 8 conditions

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

2. Providing a minimum of 300' of sight distance at the proposed driveway entrances to lots 2-6 and certify this on the final plat prior to approval.

3. Establishing a minimum floor elevation (MFE) for all construction in the floodway fringe area per the requirements of the Knox County Dept. of Engineering and Public Works and noting the MFE for each lot on the final plat.

4. Meeting all applicable requirements and obtaining all required permits from the Tenn Dept. of Environment and Conservation.

5. Meeting all other conditions of the previous concept plan approval (9-SE-98-C) excluding condition #5 regarding the left turn lane in E. Emory Rd.

6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

7. Meeting all requirements of the approved Use on Review.

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.

Comments:

This applicant received approval of a concept plan for Twin Brooks Subdivision in 1998. A traffic study was prepared in conjunction with the review of the concept and development plans at that time. The traffic study contained some projections which suggested the traffic from this development would necessitate the construction of a left turn lane at the intersection of E. Beeler Rd. and E. Emory Rd. The concept plan was approved with a condition that not more than 75% of the approved lots be permitted to be platted without the construction of the left turn lane. The applicant has resubmitted the plan requesting that he be allowed to proceed without the left turn lane having been constructed. A new traffic study has been prepared. After reviewing the new traffic study the Knox County Dept. of Engineering is recommending the development be permitted to proceed without the construction of the left turn lane. The traffic study shows that at completion of this project there will not be enough left turning traffic to warrant a left turn lane.

MPC Action: Approved

Details of MPC action:

1. Connection to sanitary sewer and meeting any other requirement of the Knox County Health Dept.

MPC Meeting Date: 6/13/2002

2. Providing a minimum of 300' of sight distance at the proposed driveway entrances to lots 2-6 and certify this on the final plat prior to approval.

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Summary of MPC action: APPROVE the concept plan subject to 8 conditions

Date of MPC Approval: 6/13/2002 Date of Denial: Postponements:

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LEGISLATIVE ACTION AND DISPOSITION	
egislative 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:
f "Other":	If "Other":

Amendments:

Withdrawn prior to publication?: \square Action Appealed?:

Date of Legislative Appeal: Effective Date of Ordinance:

Date of Withdrawal:

Amendments:

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