

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

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
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Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 6-SA-03-C **Related File Number:** 6-D-03-UR
Application Filed: 5/9/2003 **Date of Revision:**
Applicant: COTTONWOOD CONSTRUCTION, INC.
Owner: COTTONWOOD CONSTRUCTION, INC.

PROPERTY INFORMATION

General Location: South side of Woodpath Ln., northeast of Heiskell Rd.
Other Parcel Info.:
Tax ID Number: 46 L E 35-39 & 046, PART OF 215 **Jurisdiction:** County
Size of Tract: 5.6 acres
Accessibility: Access is via Woodpath Ln. a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land (approved subdivision) / PR (Planned Residential)
South: Residence and vacant land / A (Agricultural)
East: Residences / PR (Planned Residential)
West: Residence and vacant land / A (Agricultural)
Proposed Use: Detached single-family subdivision **Density:** 2.3 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:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Cottonwood Subdivision, Unit 2
Surveyor: Garron
No. of Lots Proposed: 17 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance on Woodpath Lane at station 18+00, from 350' to 175'
2. Vertical curve variance on Woodpath Lane at station 19+25, from 90' to 75'
3. Vertical curve variance on Road C at station 50+60, from 150' to 120'.
4. Intersection grade variance on Woodpath Lane at Cottonwood Meadow Rd., from 1% to 2%.
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 - 4 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 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. Conducting compaction testing in all fill areas associated with street construction and building sites per the requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the blue line stream.
6. Meeting all requirements of the approved Use-on-Review development plan.
7. 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: A concept plan for Cottonwood Subdivision (5-SB-02-C & 5-P-02-UR) was originally approved by the Planning Commission on May 9, 2002 for 52 detached single-family lots on 23 acres. The applicant has now purchased an additional 5.6 acres to add as Unit 2 of the subdivision. This property was approved by Knox County Commission on May 27, 2003 for a rezoning to PR (Planned Residential) at a density of 1 - 3 du/ac.

Unit 2 of the subdivision will include the addition of a new street off of Woodpath Ln. (in Unit 1) and will revise five lots from Unit 1 of the subdivision for an overall increase of 17 lots for the subdivision. Changes are also proposed to the profile of Woodpath Ln. which is still under construction.
MPC Action: Approved **MPC Meeting Date:** 6/12/2003
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. Conducting compaction testing in all fill areas associated with street construction and building sites per the requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the blue line stream.
6. Meeting all requirements of the approved Use-on-Review development plan.
7. 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 variances 1 - 4 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions

Date of MPC Approval: 6/12/2003

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: