CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 6-SA-04-C Related File Number:

Application Filed: 5/10/2004 **Date of Revision:**

Applicant: NOVA, INC.

Owner: NOVA, INC.



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: Northwest side of E. Governor John Sevier Hwy., northeast of Austin Park Ln.

Other Parcel Info.:

Tax ID Number: 125 004 PART Jurisdiction: County

Size of Tract: 13.22 acres

Accessibility: Access is via Long Meadow Dr., 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 / A (Agricultural)

South: Business and vacant land / CA (General Business) & A (Agricultural)

East: Vacant land / A (Agricultural)

West: Residences (Mountain Place, Unit 1) / RA (Low Density Residential)

Proposed Use: Detached single-family subdivision Density: 2.42 du/ac

Sector Plan: South 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: RA (Low Density Residential) Pending

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: Mountain Place, Unit 2

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: No. of Lots Approved: 32

1. Intersection grade variance on Road B at Long Meadow Dr., from 1% to 2.15%. Variances Requested:

2. Vertical curve variance on Road B at station 6+75, from 420' to 270'.

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 & 2 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 8 conditions:

Staff Recomm. (Full): 1. Approval of the RA (Low Density Residential) zoning by Knox County Commission (5-X-04-RZ).

2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County

Health Department.

3. Provision of street names which are consistent with the Uniform Street Naming and Addressing

System within Knox County (County Ord. 91-1-102).
4. Constructing a left turn lane on E. Governor John Sevier Hwy. at the subdivision entrance (subject to approval and obtaining any applicable permits from the Tennessee Department of Transportation) prior

to final plat approval.

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

Works.

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

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.

8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this proposed subdivision meets the requirements for approval of a concept

plan.

Comments: The applicant is proposing to subdivide this 13.22 acre site into 32 detached single-family lots at a

density of 2.42 du/ac. The Planning Commission recommended approval of RA zoning for this site at the May 13, 2004 meeting. The request is to be considered by Knox County Commission on June 28, 2004. The RA (Low Density Residential) zoning district has a minimum lot size requirement of 10,000

square feet with a 75' lot width at the building line.

This concept plan is for the second phase of Mountain Place subdivision. The first phase included 43 lots with access to E. Governor John Sevier Hwy. With the 32 lots proposed for the second phase, there will be a total of 75 lots which is the threshold for requiring a traffic impact study. Phase two also includes a stub street to the vacant property to the east which may allow for additional lots to use the

existing access to E. Governor John Sevier Hwy. In lieu of requiring a traffic study, Staff is

recommending a condition that the applicant construct a left turn lane on E. Governor John Sevier Hwy. at the existing subdivision entrance, subject to approval by the Tennessee Department of

Transportation.

MPC Action: MPC Meeting Date: 6/10/2004 Approved

Details of MPC action:

Summary of MPC action: APPROVE variances 1 & 2 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 8 conditions:

Date of MPC Approval: 6/10/2004 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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