

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 6-SA-06-C Related File Number: 6-B-06-UR
Application Filed: 5/8/2006 Date of Revision:
Applicant: ANDREW SMIDDY
Owner: EAGLE BEND REALTY

PROPERTY INFORMATION

General Location: West end of Boston Ln., west of Hickey Rd., north of Bob Gray Rd.
Other Parcel Info.:
Tax ID Number: 118 91.01 & 104NE027 Jurisdiction: County
Size of Tract: 14.3 acres
Accessibility: Access is via Boston Ln., a local access street with a 26' pavement width within a 50' right-of-way that provides access to Hickey Rd.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences and vacant land / RA (Low Density Residential) & A (Agricultural)
South: Residence and vacant land / BP (Business and Technology) & TO (Technology Overlay)
East: Residences and church / PR (Planned Residential) & A (Agricultural)
West: Vacant land / BP (Business and Technology) & TO (Technology Overlay)
Proposed Use: Detached single-family subdivision Density: 2.94 du/ac
Sector Plan: Northwest 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) & PR Pending
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: Chesterfield, Phase II
Surveyor: Sullivan
No. of Lots Proposed: 42 No. of Lots Approved: 42
Variances Requested: None
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 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. Prior to design plan approval, submitting a detailed grading plan for the entire site to show that building sites exist on each lot. Lots along street grades exceeding 10% shall have a side yard setback of 10'.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
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: The applicant is proposing to develop a subdivision containing 42 lots on this 14.3 acre site. The property includes an area within Chesterfield Subdivision that was designated for future lots. The concept plan approval for Chesterfield Subdivision included a condition that street access be provided to the property to the west. This application is for that street extension and subdivision.

The western portion of the site was recommended for a rezoning (5-O-06-RZ) to PR (Planned Residential) at a density of up to 3 du/ac by the Planning Commission at the May 11, 2006 meeting. The request is scheduled for consideration by Knox County Commission on June 26, 2006.

Due to steeper grades across the property, Staff is recommending a condition that prior to design plan approval, the applicant shall submit a detailed grading plan for the entire site to show that building sites exist on each lot. Lots along street grades exceeding 10% shall have a side yard setback of 10'.

Off-site drainage easements may be required for this proposed subdivision.

MPC Action: Approved MPC Meeting Date: 6/8/2006

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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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 the Concept Plan subject to 7 conditions:

Date of MPC Approval: 6/8/2006

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: