# **CASE SUMMARY**

## APPLICATION TYPE: SUBDIVISION

### **CONCEPT PLAN**

File Number: 6-SB-04-C Related File Number: 6-D-04-UR

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

Applicant: HUBER PROPERTIES, LLC

Owner: HUBER PROPERTIES, LLC



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

### PROPERTY INFORMATION

**General Location:** West side of Tipton Station Rd., south of Chapman Hwy.

Other Parcel Info.:

Tax ID Number: 137 334.02 & PART OF 331 Jurisdiction: County

Size of Tract: 35.59 acres

Accessibility: Access is via Tipton Station Rd., a major collector street with a 19' pavement width within a 50' right-of-

way.

### **GENERAL LAND USE INFORMATION**

Existing Land Use: Residence and vacant land

Surrounding Land Use: North: Residences / A (Agricultural)

South: Residences / A (Agricultural)

East: Business and residence / CA (General Business) & A (Agricultural)

West: Vacant land / A (Agricultural)

Proposed Use: Detached single-family subdivision Density: 2.67 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: PR (Planned Residential) Pending

Former Zoning: Requested Zoning:

Previous Requests: Extension of Zone:

**History of Zoning:** 

## PLAN INFORMATION (where applicable)

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**Current Plan Category:** 

Requested Plan Category:

### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Huber Properties LLC on Tipton Station Rd.

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 95 No. of Lots Approved: 95

Variances Requested: 1. Intersection grade variance on Road A at Road B, from 1% to 3%.

- 2. Intersection grade variance on Road B at Road C, from 1% to 3%.
- 3. Intersection grade variance on Road E at Road D, from 1% to 2%.
- 4. Intersection grade variance on Road F at Road D, from 1% to 3%.
- 5. Horizontal curve variance on Road C at station 1+50, from 250' to 200'.
- 6. Horizontal curve variance on Road D at station 6+00, from  $250^{\circ}$  to  $175^{\circ}$ .
- 7. Horizontal curve variance on Road D at station 10+00, from 250' to 100'.
- 8. Vertical curve variance on Road A at station 1+00, from 147' to 90'.

S/D Name Change:

Comments:

### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

### MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-8 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 9 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing the blueline stream.

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

6. Approval of Lot 1 is conditioned on the applicant documenting that there is an adequate building site on the lot.

7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage facilities.

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

9. 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.

The applicant has submitted a proposal for the subdivision of 35.59 acres into 95 detached single-family lots at a density of 2.67 du/ac. The Planning Commission recommended approval of PR (Planned Residential) zoning at a density of 1-4 du/ac for this site at the May 13, 2004 meeting. The request is to

be considered by Knox County Commission on June 28, 2004.

The proposed subdivision does not include the existing homesite on the property. Since the entire property is being rezoned PR, the common property line between the subdivision and the existing homesite will have to be adjusted so that existing buildings on the homesite lot do not extend into the peripheral setback. The applicant is requesting approval from the Planning Commission for a reduction of the peripheral setback along the common lot lines from 35' to 15'.

A traffic impact analysis study was submitted for the subdivision. It has been determined that with two access points to Chapman Hwy., one being signalized, off-site road improvements will not be required.

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

**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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- 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing the blueline stream.
- 5. Placing a note on the final plat that all lots will have access only to the internal street system.
- 6. Approval of Lot 1 is conditioned on the applicant documenting that there is an adequate building site on the lot.
- 7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage facilities.
- 8. Meeting all requirements of the approved use on review development plan.
- 9. 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 1-8 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 9 conditions

Date of MPC Approval:	6/10/2004	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:
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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