CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 6-SD-05-C Related File Number:

Application Filed: 5/9/2005 **Date of Revision:**

Applicant: CINDY BRADLEY

Owner: CINDY BRADLEY



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

PROPERTY INFORMATION

General Location: East side of Bradshaw Rd., north of Stonewood Dr.

Other Parcel Info.:

Tax ID Number: 80 O B 24 Jurisdiction: City

Size of Tract: 4.08 Acres

Accessibility: Access is via Bradshaw Rd., a major collector street that has recently been improved.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: Property in the area is zoned R-1 and R-1A residential and OS-1 open space. Development in the area

consists primarily of single family dwellings with duplexes at the intersection of Pleasant Ridge Rd. and

Bradshaw Rd., and Victor Ashe Park on the west side of Bradshaw Rd.

Proposed Use: Detached single family subdivision Density:

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

1/31/2007 01:49 PM Page 1 of 3

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Cindy Bradley Subdivision

Robert G. Campbell and Associates Surveyor:

No. of Lots Proposed: 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 6 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance

2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept

3. Prior to design plan approval provide for storm water detention on this site or provide the Engineering Dept. staff with a copy of an agreement with the City that will permit detention for this site to

be located in the adjoining Victor Ashe Park.

4. Limiting the number of access points to Bradshaw Rd by providing only one driveway per two lots.

Each driveway must be constructed with an on site turn-around

5. Meeting all applicable requirements of the Knoxville Department of Engineering

6. A final plat based on this concept plan will not be accepted for review by the MPC until certification of

design plan has been submitted to MPC staff

This applicant requested rezoning of this site to RP-1 (Planned Residential) earlier this year. The Comments:

application was withdrawn after staff recommended denial and opposition from the surrounding neighbors became known. The applicant is now proposing to divided this 4.08 acre site into 14 lots. The design, as submitted, will require that each lot have its own driveway to Bradshaw Rd. Since Bradshaw Rd. is classified as a collector street, staff will recommend the number of driveways be decreased. The fewer the number of driveways intersecting this or any street will decrease the potential

for accidents.

The applicant has noted on the plan that she has an agreement with the City to put the detention for this site on the Victor Ashe Park site. The City Engineering Dept. is not aware of an agreement regarding the drainage from this site. Staff will recommend that storm water be detained on this site until the

issue regarding off-site detention is settled.

MPC Action: Approved MPC Meeting Date: 6/9/2005

Details of MPC action: 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance

2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County

3. Prior to design plan approval provide for storm water detention on this site or provide the

Engineering Dept. staff with a copy of an agreement with the City that will permit detention for this site to

be located in the adjoining Victor Ashe Park.

4. Limiting the number of access points to Bradshaw Rd by providing only one driveway per two lots.

Each driveway must be constructed with an on site turn-around

5. Meeting all applicable requirements of the Knoxville Department of Engineering

6. A final plat based on this concept plan will not be accepted for review by the MPC until certification of

design plan has been submitted to MPC staff

Summary of MPC action: APPROVE the Concept Plan subject to 6 conditions

Date of MPC Approval: 6/9/2005 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

1/31/2007 01:49 PM Page 2 of 3 Legislative Body: Knoxville City Council

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":
Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 01:49 PM Page 3 of 3