

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 6-SF-03-C Related File Number:
Application Filed: 5/12/2003 Date of Revision:
Applicant: JIM SULLIVAN
Owner: EAGLE BEND REALTY

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
400 Main Street
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PROPERTY INFORMATION

General Location: Northwest side of Lovell Rd. at Hickey Rd.
Other Parcel Info.:
Tax ID Number: 104 169 Jurisdiction: County
Size of Tract: 2.08 acres
Accessibility: Access is via Lovell Rd., a minor arterial street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use: North: Residences / A (Agricultural)
South: Plant nursery / A (Agricultural)
East: Residences / A (Agricultural)
West: Sherman Oaks Subdivision, Unit 1 / PR (Planned Residential)
Proposed Use: Detached single-family subdivision Density: 4.33 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: RA (Low Density 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: Sherman Oaks, Unit 2

Surveyor: Sullivan

No. of Lots Proposed: 9 **No. of Lots Approved:** 0

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

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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE concept plan for 9 detached single-family lots subject to 8 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
4. Submitting a revised drainage plan for the subdivision to the Knox County Department of Engineering and Public Works at the Design Plan phase to address the additional drainage for this subdivision and how the roadside drainage along Lovell Rd. will be handled.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all conditions of the Concept Plan and Use-on-Review approval (4-SF-02-C & 4-J-02-UR) for Sherman Oaks Subdivision (Copy attached).
7. Place a note on the final plat that all lots will have access only to the internal street system.
8. 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.

With the conditions noted, the request meets all requirements for approval of a Concept Plan.

Comments: A concept plan for Sherman Oaks Subdivision (4-SF-02-C & 4-J-02-UR) was originally approved by the Planning Commission on April 11, 2002 for 49 detached single-family lots on 15 acres. The applicant has now purchased an additional 2.08 acres to add as Unit 2 of the subdivision with 9 lots. The property which is zoned RA (Low Density Residential) has a minimum lot size requirement of 10,000 square feet when sewer is available. Unit 2 of the subdivision will include the addition of a short cul-de-sac street off of the main street for Unit 1 of the subdivision. There will be no changes to the streets approved under Unit 1.

The applicant will have to submit a revised drainage plan for the subdivision to the Knox County Department of Engineering and Public Works at the Design Plan phase to address the drainage for this unit of the subdivision being added to the detention basin west of the entrance road. The drainage plan shall also address how the roadside drainage along Lovell Rd. will be handled.

In the Concept Plan approval for Unit 1 of the subdivision a condition was placed regarding the provision of permanent access to six lots north of the property that currently have access by a joint permanent easement crossing the property. The applicant has been working with those property owners on the alternative access. This issue must be addressed prior to final plat approval for this subdivision. The original conditions still apply and are referenced by the recommended conditions for this application.

MPC Action: Approved

MPC Meeting Date: 6/12/2003

Details of MPC action:

Summary of MPC action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision

Regulations, and the proposed variances will not create a traffic hazard.
APPROVE concept plan for 9 detached single-family lots subject to 8 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: