CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

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

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

Applicant: RUSTY BAKSA

Owner: LOWELL WOODS



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: Southeast side of Wayland Dr., northeast of Dunlap Dr.

Other Parcel Info.:

Tax ID Number: 98 13 & 14 Jurisdiction: County

Size of Tract: 16.54 acres

Accessibility: Access is via Wayland Rd., a collector street with a pavement width of 18' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: Property in the area is zoned A agricultural and I industrial. Development consists of detached single

family dwellings at density fitting this rural area.

Proposed Use: Detached single family subdivision Density:

Sector Plan: East County Sector Plan Designation:

Growth Policy Plan: Rural 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: A (Agricultural)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Grapevine Landing

Surveyor: Land Development Solutions

No. of Lots Proposed: 11 No. of Lots Approved: 0

Variances Requested: 1. Horizontal curve variance from 250' to 150' at sta 3+96 of Laguna Dr.

- 2. Horizontal curve variance from 250' to 200' at sta 6+70 of Laguna Dr.
- 3. Maximum road grade of Laguna Dr. 12% to 15% at sta 1+44.
- 4. Vertical curve variance from 350' to 140' at sta 0+72 of Laguna Dr.
- 5. Variance of tangent length between horizontal curves from 150' to 100.52' at sta 5+69 of Laguna Dr.

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 variance 1-5 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 10 conditions

Staff Recomm. (Full):

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

2. Eliminate or correct the typical lot layout shown on the plan to reflect the required setbacks of the A

(Agricultural) Zone

3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works

4. Correcting the local road cross-section shown on the plan to reflect the current Knox County

standards

 $5. \ \ Certification \ on \ the \ final \ plat \ by \ the \ applicant's \ engineer \ that \ there \ is \ 300' \ of \ sight \ distance \ in \ both$

directions at the proposed driveway to lot #1 at Wayland Rd.

6. Provision of a turn around type driveway for lot #1

7. Meeting all applicable requirements of the Knox County Health Dept.

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

System in Knox County (Ord. 91-1-102)

9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Valley

Authority to construct the proposed road in their transmission line easement as shown

10. 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

Comments: The applicant is proposing to divide this 16.54 acre site into 11 lots. The site is zoned A (Agricultural).

All lots are greater than one acre in size as required by the Knox County Zoning Ordinance. Sewer service for each lot will be via septic fields. The Knox County Health Dept. has already designated

drain field locations for each of the proposed lots.

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

Details of MPC action:

Summary of MPC action: APPROVE variance 1-5 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 10 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

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case, Second Reading:

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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