CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 6-SG-02-C Related File Number: 6-F-02-UR

Application Filed: 5/13/2002 Date of Revision:

Applicant: THREE RIVERS CONSTRUCTION, LLC

Owner: LAND DESIGN 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 Piney Grove Church Rd., south of Fox Manor Blvd.

Other Parcel Info.:

Tax ID Number: 106 A A 011 Jurisdiction: City

Size of Tract: 3.59 acres

Access ibility: Access is via Piney Grove Church Rd., a collector street with a pavement width of 20' within a 40' right-

of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use: The site adjoins attached housing projects on three sides A detached single family subdivision is

across Piney Grove Church Rd. from this site. All of the surrounding housing has been developed in the

PR or RP-1 Planned Residential zones.

Proposed Use: Attached single family subdivision Density: 5.85 du/ac

Sector Plan: Northwest County 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: RP-1 (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

1/31/2007 01:50 PM Page 1 of 3

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Pine Marten Run

Surveyor: Dawson

No. of Lots Proposed: 21 No. of Lots Approved:

Variances Requested: 1. Grade at intersection of proposed road and Piney Grove Church Rd. from 1% to 2%.

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 because the site's topography restricts compliance with the Subdivision

Regulations, and the proposed variance will not create a traffic hazard

APPROVE the Concept Plan subject to 7 conditions

1. Connection to sanitary sewer and meeting any other applicable requirements of the Knox County Staff Recomm. (Full):

Health Dept.

2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System

within Knoxville (O-289-90).

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

directions at the entrance to the project looking onto Piney Grove Church Rd.

4. Meeting all applicable requirements of the Knoxville Dept. of Engineering.

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

design plan has been submitted to MPC staff.

6. On the final plat, identify all commonly held real estate as common space.

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

Comments: This matter was postponed last month in order to allow staff time to review the plans that were submitted the day before the June, 2002 MPC meeting. Staff has completed the review and finds the

plans suitable for a positive recommendation. The applicant has addressed all of the major concerns of the staff. We will ask the applicant's engineer to certify availability of the required sight distance at the

entrance to the development prior to approving the final plat for this project.

The Knoxville Board of Zoning Appeals will consider a variance to permit the reduction of the peripheral setback along the northern boundary of the site. Due to the narrowness and the topography of this site,

staff believes the variance is justified. The approval of this variance will not impact the adjoining property owners because a wooden privacy fence is already in place along the boundary.

MPC Action: Approved MPC Meeting Date: 7/11/2002

Details of MPC action: 1. Connection to sanitary sewer and meeting any other applicable requirements of the Knox County

2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System

within Knoxville (O-289-90).

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

Regulations, and the proposed variance will not create a traffic hazard

APPROVE the Concept Plan subject to 7 conditions

Date of MPC Approval: 7/11/2002 Date of Denial: Postponements: 6/13/2002

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

1/31/2007 01:50 PM Page 2 of 3

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:

1/31/2007 01:50 PM Page 3 of 3