CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 6-SM-01-C Related File Number: 6-O-01-UR

Application Filed: 5/14/2001 Date of Revision:

Applicant: TRANTANELLA CONSTRUCTION COMPANY

Owner: WYLIE & DANA MOORE



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northeast side of Hurst Lane, southeast of E. Beaver Creek Dr., at the southern end of Ghiradelli Rd.

Other Parcel Info.:

Tax ID Number: 47 221 & 226.01, & OTHER: 047MB026-045 Jurisdiction: County

Size of Tract: 18 acres

Access is via Ghiradelli Rd., a local access street with a 26' pavement width within a 50' right-of-way.

Two lots will have access from Hurst Lane, a local access street with 13' to 15' pavement width within a

30' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use: North: PR (Planned Residential) / Residences and vacant land

South: A (Agricultural) & PR (Planned Residential)/ Residences and vacant land

East: PR (Planned Residential) / Residences and vacant land West: RA (Low Density Residential) & A (Agricultural) / Residences

Proposed Use: Detached single-family subdivision Density: 2.78 du/ac

Sector Plan: North 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) & PR (Planned Residential) Pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

1/31/2007 01:51 PM Page 1 of 3

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Wrens Creek, Unit 2 **Subdivision Name:**

Batson, Himes, Norvell & Poe Surveyor:

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

Horizontal curve variance on Ghiradelli Rd. at station 16+00, from 250' to 175'. Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: **TPB**

Staff Recomm. (Abbr.): APPROVE variance 1 because of topography, and the proposed variance will not create a traffic hazard

APPROVE the Concept Plan 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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

3. Obtaining a street closure for that portion of Ghiradelli Rd. (cul-de-sac turnaround) that is being

revised due to the street extension into the adjoining tract.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

5. Submit a revised concept plan showing that Lot 28 of Unit 1 of Wrens Creek Subdivision has been

removed from the proposed resubdivision.

6. Place a note on the final plat that only Lots 31 and 32 are to have access to Hurst Lane.

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

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.

The applicant is proposing to subdivide 10.65 acres into 32 lots and resubdivide 18 lots of the first unit of Wrens Creek Subdivision (with no increase in the number of lots). The 10.65 acre tract of land that was recommended for approval of a zoning change to PR (Planned Residential) at 1 - 3 du/ac by the

Planning Commission on May 10, 2001. County Commission has not reviewed the request at this time. The first unit of Wrens Creek is already zoned PR (Planned Residential). The resubdivision of Unit 1 will require a street closure for a portion of Ghiradelli Rd. (cul-de-sac turnaround) to allow the street extension into the adjoining tract. All of the property that is being resubdivided in Unit 1 is owned by the applicant except for Lot 28. The concept plan needs to be revised to remove Lot 28. Only two lots in the subdivision will have access to Hurst Lane. All other lots will have access through Unit 1 of the

subdivision.

MPC Action: Approved MPC Meeting Date: 6/14/2001

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. Obtaining a street closure for that portion of Ghiradelli Rd. (cul-de-sac turnaround) that is being revised due to the street extension into the adjoining tract.
- 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works
- 5. Submit a revised concept plan showing that Lot 28 of Unit 1 of Wrens Creek Subdivision has been removed from the proposed resubdivision.
- 6. Place a note on the final plat that only Lots 31 and 32 are to have access to Hurst Lane.
- 7. Meeting all requirements of the approved use on review development plan.
- 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.

1/31/2007 01:51 PM Page 2 of 3

Comments:

Details of MPC action:

Summary of MPC action: APPROVE variance 1 because of topography, and the proposed variance will not create a traffic hazard

APPROVE the Concept Plan subject to 8 conditions

Date of MPC Approval: 6/14/2001 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 01:51 PM Page 3 of 3