CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 7-SA-04-C Related File Number:

Application Filed: 6/1/2004 **Date of Revision:**

Applicant: FRANK JENKINS

Owner: FRANK JENKINS



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: North side of Westland Dr., west of Westland Bay Dr.

Other Parcel Info.:

Tax ID Number: 153 058 Jurisdiction: County

Size of Tract: 11.9 acres

Access is via Westland Dr., a collector street with a pavement width of 19' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: Property in the area is zoned RA and PR residential, and F floodway. Development in the area consists

of detached single family dwellings. Eagle Glen Subdivision is located along the western boundary of

this site.

Proposed Use: Detached single family subdivision Density: 3.1 du/ac

Sector Plan: Southwest 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:

1/31/2007 02:05 PM Page 1 of 3

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Bentley Park

Surveyor: The Campbell Co.

No. of Lots Proposed: 37 No. of Lots Approved: 0

Variances Requested:

1. Intersection grade variance from 1% to 3% at the intersection of Bentley Park Dr. and Westland Dr.

2. Maximum road grade variance from 12% to 13% between stations 9+00 and 12+81 of Bentley Park

Dr.

3. Horizontal curve variance from 250' to 125' at sta. 1-28 of Road A.

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 1-3 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 8 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

2. Prior to commencing grading on this site, obtain any off site drainage easements as may be required by the Knox County Dept. of Engineering and Public Works.

3. Dedication of the required 44 from the centerline of Westland Dr. across the full frontage of this site.

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

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

6. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).

7. Place a note on the final plat that all lots will have access from the internal street system only.

8. 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.

Comments:

The applicant is proposing to subdivide this 11.9 acre site into 37 lots for detached single family dwellings. The lots as proposed meet the requirements of the RA (Low Density Residential) Zone. An off site drainage easement may be needed at the point where the stormwater is going to be discharged from the detention basin. If required, the applicant will have to obtain this off site drainage easement prior to commencing any grading on this site. The need for the drainage easement will be determined by the Knox County Dept. of Engineering and Public Works.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposed subdivision will have minimal impact on local services since water and sewer utilities are in place to serve this site.
- 2. The proposed detached single-family subdivision is consistent in use and density with the zoning of the site.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed detached single-family subdivision meets the standards for development within a RA Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

1/31/2007 02:05 PM Page 2 of 3

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Southwest County Sector Plan proposal of low density residential uses. The low density classification may permit up to 5 dwelling unit per acre. At a proposed density of 3.11 du/ac, the proposed subdivision is consistent with the Sector Plan and

permitted zoning density.

MPC Action: Approved MPC Meeting Date: 7/8/2004

Details of MPC action:

Summary of MPC action: APPROVE variance 1-3 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 8 conditions

Date of MPC Approval: 7/8/2004 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 02:05 PM Page 3 of 3