CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	7-SB-04-C	Related File Number:	7-B-04-UR
Application Filed:	6/3/2004	Date of Revision:	
Applicant:	S&E PROPERTIES		
Owner:	S & E PROPERTIES		

PROPERTY INFORMATION

South side of Montacres Ln., south of Point Oaks Dr.		
33 G D 012	Jurisdiction:	County
9 acres		
Access is via Montacres Ln., a local street with a pavement width of 26' within a 50' right-of-way.		
3: .c	3 G D 012 acres	3 G D 012 Jurisdiction:

GENERAL LAND USE INFORMATION

Existing Land Use:	Single-family residence and vacant land.		
Surrounding Land Use:	Property in the area is zoned RA and PR residential. Single family residential development is in place on three side of the site. The Highlands, and attached residential condominium development, is located on the east side of this site.		
Proposed Use:	Detached single family subdivision Density: 2.84		Density: 2.84 du/ac
Sector Plan:	West City	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area		

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

PR (Planned Residential)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:



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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Montacres	
Surveyor:	Tenn Valley Surveying	
No. of Lots Proposed:	14 No. of Lots Approved: 0	
Variances Requested:	 Vertical curve variance from 75' to 60' at sta. 1+50 of Road A. Cul de sac transition radius from 75' to 25' on Road B. 	

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 variances 1 & 2 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):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). Provision of a smooth pavement transition between the existing portion of Montacres Ln. and the extended portion of this street. Directing all drainage from this site into the proposed detention basin. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Prior to design plan approval obtain off-site drainage easements as may be required by the Knox County Dept. of Engineering and Public Works. Meeting all requirements of the approved use on review development plan. 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.
Comments:	The applicant is proposing to subdivide this 4.94 acre tract into 14 detached single-family residential lots at a density of 2.84 du/ac. The Knox County Commission approved the rezoning of this site on June 21, 2004. Access to this site will be via Montacres Ln. This street was stubbed out to this property many years ago when the existing subdivision was developed.
	The preliminary drainage plan for this project shows the stormwater discharge going into an existing drain on an adjoining parcel. The Knox County Dept. of Engineering and Public Works will recommend this development tie directly into that drain if permitted to do so by the adjoining property owner. All drainage from this site will be recommended to be directed to the proposed detention basin.
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE
	 The proposed subdivision will have minimal impact on local services since water and sewer utilities are in place to serve this site. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning recommendation.
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE
	 The proposed detached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance. 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.		
	CONFORMITY	OF THE PROPOSAL TO ADOPTE	ED PLANS
	1. The proposed development is consistent with the West City Sector Plan proposal of low density residential uses. The PR zoning recommended for this site will allow a density up to 4.0 du/ac. At a proposed density of 2.84 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.		
	Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.		
MPC Action:	Approved		MPC Meeting Date: 8/12/2004
Details of MPC action:	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). Provision of a smooth pavement transition between the existing portion of Montacres Ln. and the extended portion of this street. Directing all drainage from this site into the proposed detention basin. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Prior to design plan approval obtain off-site drainage easements as may be required by the Knox County Dept. of Engineering and Public Works. Meeting all requirements of the approved use on review development plan. 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. 		
Summary of MPC action:	APPROVE variances 1 & 2 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:	8/12/2004	Date of Denial:	Postponements: 7/8/2004
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:		
	LEGIS	SLATIVE ACTION AND D	ISPOSITION
Legislative Body:			
Date of Legislative Action:	Date of Legislative Action, Second Reading:		

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: