

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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www.knoxmpc.org

File Number: 7-SC-07-C **Related File Number:** 7-E-07-UR
Application Filed: 6/4/2007 **Date of Revision:**
Applicant: WHITE CREEK, LLC

PROPERTY INFORMATION

General Location: West side of Tipton Station, southwest of Chapman Hwy.
Other Parcel Info.:
Tax ID Number: 137 331 **Jurisdiction:** County
Size of Tract: 20.65 acres
Accessibility: Access is via Tipton Station Rd., a major collector street with a 19' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / A (Agricultural)
South: Residences / A (Agricultural)
East: South Creek Unit 1 / PR (Planned Residential)
West: Vacant land / A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:** 3.2 du/ac
Sector Plan: South 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)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: South Creek, Unit 2

No. of Lots Proposed: 66 No. of Lots Approved: 66

Variances Requested: 1. Horizontal curve variance on Road C at STA 1+50, from 250' to 200'.
2. Horizontal curve variance on Road D at STA 6+00, from 250' to 175'.
3. Horizontal curve variance on Road D at STA 10+00, from 250' to 100'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 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 4 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. 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 concept plan for South Creek Subdivision was originally approved by the Planning Commission on June 10, 2004 for 95 detached residential lots on 35.59 acres at a density of 2.67 du/ac. The final plat for unit one of the subdivision was approved by the Planning Commission on May 12, 2005 for 29 lots. Since there was no additional action taken on the subdivision for over two years the concept plan expired. The applicant has resubmitted a concept plan for the remaining acreage for a total of 66 lots on 20.65 acres at a density of 3.2 du/ac. This revised concept has only minor changes from the previous approval.

A traffic impact analysis study was submitted with the original concept plan. It had been determined that with two access points to Chapman Hwy., one being signalized, off-site road improvements would not be required.

MPC Action: Approved

MPC Meeting Date: 7/12/2007

Details of MPC action: 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. 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 1-3 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 4 conditions

Date of MPC Approval: 7/12/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: