# **CASE SUMMARY**

APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**

File Number: 7-SD-02-C Related File Number:

**Application Filed:** 6/10/2002 **Date of Revision:** 

Applicant: CARL TINDELL

Owner: CARL TINDELL



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 end of Jubilee Ct., southeast of Bell Rd.

Other Parcel Info.:

Tax ID Number: 29 084.01 Jurisdiction: County

Size of Tract: 22.4 acres

Access is via Jubilee Ct., a local street with a pavement width of 26' within a 50' right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

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

detached single family dwellings with Beaver Creek along the southern boundary of the site.

Proposed Use: Detached single family subdivision Density:

Sector Plan: Northeast 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:** 

Requested Plan Category:

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### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Indian Crossing

Surveyor: Robert G. Campbell and Associates

No. of Lots Proposed: 7 No. of Lots Approved: 0

Variances Requested: 1. Vertical curve from 313.1' to 200' at sta. 9+85 of Jubilee Ct.

2. Vertical curve from 298' to 275' at sta. 12+25 of Jubilee Ct.

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 & 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 6 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health

Dept.

2. Correcting the proposed road pavement width on the plan sheet to match the proposed cross section

which reflects the 26' pavement width required by the Subdivision Regulations.

3. Placing notes #12 and #14 from the concept plan regarding the Minimum Floor Elevation (MFE) and

drainage easements on the final plat.

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

5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

6. A final plat application based on this concept plan will not be accepted for review by MPC until

certification of design plan approval has been submitted to MPC staff.

Comments: The applicant is submitting a concept plan for the fifth phase to Indian Crossing Subdivision. The

previous concept plans for this portion of the site contained 46 lots, and it was originally approved in 1987. The same plan was reapproved in 1994, 1998 and 2001. The applicant is now proposing to divide the remaining 22.4 acres into seven lots. Each lot will contain approximately three acres.

Additionally, he is proposing to provide access to the lots by extending Jubilee Court.

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

**Details of MPC action:** 

Summary of MPC action: APPROVE variance 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 6 conditions

Date of MPC Approval: 7/11/2002 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:

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