# **CASE SUMMARY**

#### APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**

File Number: 7-SG-02-C Related File Number: 7-K-02-UR

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

Applicant: CHAMPION CONSTRUCTION COMPANY

Owner: THOMAS C. BEELER



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

#### PROPERTY INFORMATION

General Location: Southwest side of Choto Rd., northwest side of Bruce Smith Rd.

Other Parcel Info.:

Tax ID Number: 162 35.03 &35.04 Jurisdiction: County

Size of Tract: 3.36 acres

Accessibility: Access is via Choto Rd., a major collector street with a 22' pavement width with a 66' right-of-way, and

Bruce Smith Rd., a local street with an 18' pavement width within a 50' right-of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land

Surrounding Land Use: North: Vacant land and residence / PR (Planned Residential)

South: Single-family residences / PR (Planned Residential) East: Single-family residences / PR (Planned Residential)

West: Vacant Land / PR (Planned Residential)

Proposed Use: Detached single-family subdivision Density: 2.38 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: PR (Planned Residential)

Former Zoning:
Requested Zoning:

Previous Requests: Extension of Zone:

History of Zoning:

## PLAN INFORMATION (where applicable)

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**Current Plan Category:** 

**Requested Plan Category:** 

#### **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Champion Construction on Bruce Smith Rd.

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 8 No. of Lots Approved: 0

Variances Requested: None

S/D Name Change:

### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

#### MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): WITHDRAW the Concept Plan as requested by the applicant.

Staff Recomm. (Full):

Comments: The applicant is proposing to subdivide 3.36 acres having frontage on Choto Rd. and Bruce Smith Rd.

into 8 detached single-family lots. The property is zoned PR Planned Residential and is approved at a density of 1-3 du/ac. The proposed density for the subdivision is 2.38 du/ac. Lots 1-5 will have access to Bruce Smith Rd with four of the lots utilizing shared access drives. Lots 6-8 will have access to Choto Rd. with Lots 7 and 8 sharing an access drive. The access drives onto Choto Rd. will require a

turnaround area on the lot.

The applicant has requested a reduction of the peripheral setback from 35' to 15' for the northern property line of Lot 8 and the western property line for Lot 1. The adjoining property is zoned PR

(Planned Residential) and is presently undeveloped.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 8/8/2002

**Details of MPC action:** 

**Summary of MPC action:** 

Date of MPC Approval: 8/8/2002 Date of Denial: Postponements: 7/11/02

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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