#### CASE SUMMARY APPLICATION TYPE: SUBDIVISION METROPOLITAN PLANNING **CONCEPT PLAN** COMMISSION 7-SG-04-C File Number: **Related File Number:** 7-J-04-UR Ν Ν Suite 403 • City County Building Application Filed: 6/7/2004 Date of Revision: 400 Main Street Knoxville, Tennessee 37902 Applicant: CONARD CONSTRUCTION 8 6 5 • 2 1 5 • 2 5 0 0 FAX•215•2068 Owner: WALLACE CONARD www•knoxmpc•org PROPERTY INFORMATION

**General Location:** Northeast side of Jackson Rd., southeast of Windtree Ln. **Other Parcel Info.:** Tax ID Number: 92 M B 12, 12.02 & 12.03 Jurisdiction: City Size of Tract: 11.01 acres Access is via Jackson Rd., a minor collector street with an 18' pavement width within a 40' right-of-way. Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:	Two single-family residences		
Surrounding Land Use:	North: Residences / RP-1 (Planned Residential) South: Residences / R-1 (Single Family Residential) East: Warehousing - Industrial / 1-3 (General Industrial) West: Residence / R-1 (Single Family Residential)		
Proposed Use:	Detached single-family subdivision		Density: 3.27 du/ac
Sector Plan:	Northwest City	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:			

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

**Current Zoning:** 

RP-1 (Planned Residential) Pending

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

Extension of Zone:

**History of Zoning:** 

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

KNOXVILLE·KNOX COUNTY

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SUBDIVISION INFORMATION (where applicable)				
Subdivision Name:	Conard Construction on Jackson Road			
Surveyor:	Batson, Himes, Norvell & Poe			
No. of Lots Proposed:	36	No. of Lots Approved: 36		
Variances Requested:	<ol> <li>Intersection grade variance on Road A at the entrance, from 1% to 3%.</li> <li>Intersection grade variance on Road B at Road A, from 1% to 3%.</li> <li>Intersection grade variance on Road C at Road A, from 1% to 3%.</li> <li>Intersection spacing variance along Jackson Rd. between Road A and Windtree Ln., from 300' to 266'.</li> <li>Vertical curve variance on Road A at station 0+40, from 75' to 50'.</li> </ol>			

S/D Name Change:

# OTHER INFORMATION (where applicable)

#### Other Bus./Ord. Amend.:

	MP	C ACTION AND DISPO	DSITION		
Planner In Charge:	Tom Brechko				
Staff Recomm. (Abbr.):	APPROVE variances 1-4 because the site's location and topography restricts compliance with the Subdivision Regulations. DENY Variance 5. Variance not supported by City Engineering.				
	APPROVE the Concept Plan subject to 7 conditions:				
Staff Recomm. (Full):	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.</li> <li>Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).</li> <li>Meeting all applicable requirements of the Knoxville Department of Engineering</li> <li>Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Jackson Rd.</li> <li>Placing a note on the final plat that all lots will have access only to the internal street system.</li> <li>Meeting all requirements of the approved use on review development plan.</li> <li>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.</li> </ol>				
Comments:	The applicant is proposing to develop a 36 lot detached single-family subdivision on a 11.01 acre tract at a density of 3.27 du/ac. The applicant's request for a rezoning from R-1 (Single Family Residential) to RP-1 (Planned Residential) at a density of 1-4 du/ac was recommended for approval by the Planning Commission on June 10, 2004. The rezoning request will be before City Council for first reading on July 6, 2004.				
MPC Action:	Approved		MPC Meeting Date: 7/8/2004		
Details of MPC action:	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.</li> <li>Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).</li> <li>Meeting all applicable requirements of the Knoxville Department of Engineering</li> <li>Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Jackson Rd.</li> <li>Placing a note on the final plat that all lots will have access only to the internal street system.</li> <li>Meeting all requirements of the approved use on review development plan.</li> <li>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.</li> </ol>				
Summary of MPC action:	Extended 2 years-08 APPROVE variances 1-4 because the site's location and topography restricts compliance with the Subdivision Regulations. DENY Variance 5. Variance not supported by City Engineering. APPROVE the Concept Plan subject to 7 conditions:				
Date of MPC Approval:	7/8/2004	Date of Denial:	Postponements:		

LEGISLATIVE ACTION AND DISPOSITION				
Legislative Body:	Knoxville City Council			
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 Appea	:	Effective Date of Ordinance:		