

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 7-SJ-04-C **Related File Number:** 7-P-04-UR
Application Filed: 6/7/2004 **Date of Revision:**
Applicant: SUMNER ASSOCIATES
Owner: TCM PROPERTIES

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southeast end of Chukar Rd.,
Other Parcel Info.:
Tax ID Number: 92 P D 9 **Jurisdiction:** City
Size of Tract: 4.8 acres
Accessibility: Access is via Chukar Rd., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant Land
Surrounding Land Use: North: Residences / R-1 (Single Family Residential)
South: Vacant land and residence / A-1 (Agricultural)
East: Residences / RP-1 (Planned Residential)
West: Residences / R-1 (Single Family Residential)
Proposed Use: Detached single-family subdivision **Density:** 2.5 du/ac
Sector Plan: Northwest County **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)
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: Chukar Road Development
Surveyor: Sumner Associates
No. of Lots Proposed: 12 No. of Lots Approved: 12
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.): APPROVE the Concept Plan subject to 6 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 Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Combining the detention basin area with Lot 12.
5. Meeting all requirements of the approved use on review development plan.
6. 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 develop a 12 lot detached single-family subdivision on a 4.8 acre tract at a density of 2.5 du/ac. Access to this property is via Chukar Rd., a local access street within an established subdivision. Chukar Rd. will be extended to the southern property line to allow for a connection to the 4.52 acre parcel located to the south. If that property is ever developed as a subdivision, this connection would allow Chukar Rd. to be extended to Piney Grove Church Rd. and provide another access into the subdivision.

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:
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 Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Combining the detention basin area with Lot 12.
5. Meeting all requirements of the approved use on review development plan.
6. 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 the Concept Plan subject to 6 conditions:

Date of MPC Approval: 8/12/2004 Date of Denial: Postponements: 7/8/2004

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: