CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

File Number: 8-SA-09-C Related File Number: 8-C-09-UR

Application Filed: 6/29/2009 Date of Revision:

Applicant: C & K PROPERTIES



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: North side of Gilbert Dr., west of Misty Springs Rd.

Other Parcel Info.:

Tax ID Number: 130 148.01 Jurisdiction: County

Size of Tract: 7.644 acres

Accessibility: Access is via Gilbert Dr. a local street with a 22' pavement width within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: vacant land

Surrounding Land Use: North: Residences / RA (Low Density Residential)

South: Residences / RA (Low Density Residential) & PR (Planned Residential)

East: Residences / RA (Low Density Residential) West: Residences / RA (Low Density Residential)

Proposed Use: Detached residential subdivision Density: 2.75 du/ac

Sector Plan: Northwest 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:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Gilbert Station

No. of Lots Proposed: 21 No. of Lots Approved: 21

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 7 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. Placing a note on the final plat that all lots will have access from the internal road system only.
- 4. Placing a note on the final plat that a 10' side yard setback is required for Lots 1-5 and 18-21. A 5' side yard setback may be approved by the Knox County Department of Engineering and Public Works if the applicant provides a detailed grading and drainage plan showing proposed dwellings to County Engineering that supports the reduction in setback for those lots. This documentation must be provided prior to submitting an application for a building permit for those lots.
- 5. Lots 1-8 and 14-21 shall be provided with a useable rear yard with a depth of at least 10'.
- 6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.

Comments:

The applicant is proposing to subdivide this 7.644 acre tract into 21 detached residential lots at a density of 2.75 du/ac. The Planning Commission recommended approval of a rezoning request for this property to PR (Planned residential) at a density of up to 3 du/ac on April 10, 2003 (4-R-03-RZ). The Knox County Commission approved the rezoning request on June 23, 2003.

A concept plan was approved for this subdivision on May 10, 2007. This revised concept plan has been submitted for approval to remove the common area from the back side of lots 14 - 16, with a one lot reduction in the total number of lots. A final plat for this revised concept plan is also under consideration at this meeting (8-SE-09-F).

Due to the amount of grading (up to 15' of cut and fill) that is required to establish the street and building sites for this subdivision staff is recommending conditions that apply to specific lots. Fronting on a street grade of 10%, Lots 1-5 and 18-21 shall have a 10' side yard. With the grading required for Lots 1-8 and 14-21, front to back, those lots shall be provided with a useable rear yard with a depth of at least 10'.

Action: Approved Meeting Date:

Details of 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).
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- 5. Lots 1-8 and 14-21 shall be provided with a useable rear yard with a depth of at least 10'.
- 6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7. Meeting all applicable requirements and obtaining all required permits from the Tennessee

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Department of Environment and Conservation.

Summary of Action: APPROVE the concept plan subject to 7 conditions

Date of Approval: 8/13/2009 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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