# **CASE SUMMARY**

# APPLICATION TYPE: SUBDIVISION

#### CONCEPT PLAN

File Number: 8-SB-01-C Related File Number:

**Application Filed:** 7/9/2001 **Date of Revision:** 

Applicant: FARNHAM DEVELOPMENT (FORMERLY SCHMID REALITY)

Owner: SCHMID REALITY



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:** East side of Jubilee Ct., south of Bell Rd.

Other Parcel Info.:

Tax ID Number: 29 PT. 84 & 84.01 Jurisdiction: County

Size of Tract: 22.4 acres

Accessibility: 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: 53 No. of Lots Approved: 0

Variances Requested:
1. Horizontal curve variance from 250' to 150' for curve #1 on Wild Ginger Ln.

2. Intersection grade variance from 1% to 5.49%.

3. Vertical curve variance from 313.1' to 200' at sta. 9+85 of Jubilee Ct.4. Vertical curve variance from 298' to 275' at sta. 12+25 of Jubilee Ct.

5. Vertical curve variance from 172' to 125' at sta. 22+50 of Woodstream Ln.

6. Vertical curve variance from 277.25' to 250' at sta. 9+50 of Wild Ginger Rd.

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 variances 1 & 3-6 due to topography, and because the proposed variances will not create a

traffic hazard

DENY variance 2, because the proposed design will result in an unsafe intersection

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 Dept

2. Correct the grade at intersection at Jubliee Ct. & Wild Ginger Rd. to not more than 3%.

3. Provide a sight distance easement across lot # 45 and show the buildable area for that lot.4. Placing note # 12 from the concept plan regarding the Minimum Floor Elevations (MFE) on the final

nlat

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

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

7. 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 first

concept plan was approved in 1987. It was reapproved in 1994 and again in 1998. The plan before MPC has the same road layout as previously approved. This applicant is requesting approval of seven additional lots. Additionally, the plan has been revised to reflect the recommendations of the recent

flood study for Beaver Creek.

MPC Action: Approved MPC Meeting Date: 11/8/2001

**Details of MPC action:** 

Summary of MPC action:

Date of MPC Approval: 11/8/2001 Date of Denial: Postponements: 8/9/01 - 9/13/01

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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