CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	8-SB-02-C	Related File Number:	8-H-02-UR
Application Filed:	7/8/2002	Date of Revision:	
Applicant:	JAMES GHEEN		
Owner:	JAMES GHEEN		

PROPERTY INFORMATION

 General Location:
 South side of Westland Dr., west of Gettysvue Way

 Other Parcel Info.:
 Jurisdiction:

 Tax ID Number:
 144 66,67, & 71

 Jurisdiction:
 County

 Size of Tract:
 19.52 acres

 Accessibility:
 Access is via Westland Dr., a major collector street that is currently being reconstructed at this location to include two driving lanes, a middle turn lane and sidewalks.

GENERAL LAND USE INFORMATION

Existing Land Use:	Two single family dwe	ellings & vacant	
Surrounding Land Use:	Property in the area is zoned PR residential and A agricultural and I industrial. Development consists of a convenience store to the north and A.L. Lotts Elementary School to the west. The predominant use in the area are single family dwellings in recently developed subdivisions.		
Proposed Use:	Detached and attache	ed residential development	Density: 4.0 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)

Current Plan Category:

KNOXVILLE·KNOX COUNTY

METROPOLITAN P L A N N I N G

COMMISSION

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

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Polo Club	
Surveyor:	LeMay & Associates	
No. of Lots Proposed:	40 No. of Lots Approved: 0	
Variances Requested:	 Vertical curve variance from 150' to 80' at sta. 0+00 of Road B Vertical curve variance from 150' to 80' at sta. 1+75 of Road B Vertical curve variance from 150' to 80' at sta. 0+00 of Road C Vertical curve variance from 150' to 80' at sta. 2+10 of Road C Intersection grade variance at Roads B & A from 1% to 2% Intersection grade variance at Roads C & A from 1% to 2% Cul de sac transition radius from 75' to 50' on Roads A,B & C Horizontal curve variance from 250' to 180' at sta.2+23 of Road A Horizontal curve variance from 250' to 150' at sta.14+42 of Road A Horizontal curve variance from 250' to 150' at sta16+70 of Road A Broken back curve tangent length variance from 150' to 20' at sta. 6+00 of Road A 	

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 -11 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard	
	APPROVE the concept plan subject to 10 conditions	
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. 91-1-102. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, drainage system and any other commonly held assets. Define the responsibilities of the condominium owners versus owners of the single family dwellings within the association. The proposed sidewalks being constructed to minimum width of 5' and being separated from the back of the curb by a 2' wide planting strip. Installation of traffic calming devices per the requirements of the Knox County Dept. of Engineering and Public Works. Approval of the rezoning of the site to PR (Planned Residential) at 1-4 du/ac by the Knox County Dept. of Engineering and Public Works. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff. 	
Comments:	The applicant is proposing a detached single family subdivision that will contain 40 lots and 38 attached condominium dwellings on 19.52 acres. Rezoning of this property was considered by MPC at its July, 2002 meeting. MPC recommended PR (Planned Residential) zoning at 1-4 dwellings per acre. The rezoning was heard by the Knox County Commission on August 26, 2002. The applicant's plan indicates a proposed development density of 3.99 dwellings per acre. The site is located on the south side of Westland Dr. A.L. Lotts Elementary School adjoins the site along its western boundary. The Racquet Club at Gettyvue Subdivision forms the eastern boundary of the site. The Racquet Club at Gettysvue Subdivision is made up of detached single family dwellings and recreational space. The Subdivision was developed at approximately 2 du/ac. The proposed development will consist of both attached and detached dwellings at a proposed density of 3.99 du/ac. The attached dwellings are proposed to be located in the northeast corner of the site on 6.42 acres.	

	They will adjoin the recreation Subdivision.	al facilities and six single family	y dwellings in the Racquet Club
	school rather than the existing project architect, staff believes the adjoining single family dwe the condominium portion of the supplemented by periodic land	subdivision. After discussing the condominium can be acco illings. The applicant will consi e development. This wall will h scaping that will break the moded to the staff would indicate the	iums be located next to the elementary this issue with the developer and the ommodated as proposed without impact on truct a 6' high stucco and stone wall around have offsets built into it and will be notony of the wall. The site design and he proposed condominium dwelling will be
	the project. The sidewalk in the ongoing widening of We	e development will tie into the stland Dr. Additionally, due to device has been proposed. Tra	pment will incorporate sidewalks as part of sidewalk that is being constructed as part the length and grade of the main street, affic calming devices are used primarily in d.
	proposes low density residenti when properly designed. Whe	al development in this area. M n there is a change in housing g up to each other. With the de	outhwest County Sector Plan which lixed housing types should be encouraged g types, it is best if it is done with the esign of the proposed project, we believe it
MPC Action:	Approved		MPC Meeting Date: 9/12/2002
	 Dept. Provision of street names v System in Knox County, Ord. 9 Prior to certification of the that will be responsible for mai other commonly held assets. the single family dwellings with 4. The proposed sidewalks be back of the curb by a 2' wide p Installation of traffic calming and Public Works. Approval of the rezoning of Commission. Compaction of all fill areas of Engineering and Public Work Meeting all applicable requirements of 	which are consistent with the Up 21-1-102. Final plat for the subdivision, es ntenance of the joint permanen Define the responsibilities of the in the association. Fing constructed to minimum w lanting strip. If devices per the requirements the site to PR (Planned Resid to be done in accordance with ks. rements of the Knox County D the approved use on review d concept plan will not be accept	vant requirement of the Knox County Health niform Street Naming and Addressing stablishing a property owners association nt easements, drainage system and any ne condominium owners versus owners of ridth of 5' and being separated from the s of the Knox County Dept. of Engineering lential) at 1-4 du/ac by the Knox County the requirements of the Knox County Dept. Dept. of Engineering and Public Works. levelopment plan. red for review by MPC until certification of
	APPROVE variances 1 -11 be Regulations, and the proposed		estricts compliance with the Subdivision iffic hazard
	APPROVE the concept plan s	ubject to 10 conditions	
Date of MPC Approval:	9/12/2002 Date of	Denial:	Postponements: 8/8/2002
Date of Withdrawal:	Withdra	wn prior to publication?:	Action Appealed?:
	LEGISLATIVE A	CTION AND DISPOSI	ΤΙΟΝ

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":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: