

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

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

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File Number: 8-SB-05-C **Related File Number:**
Application Filed: 7/11/2005 **Date of Revision:**
Applicant: GLENN WORLEY

PROPERTY INFORMATION

General Location: East side of Rosebay Rd., south of Garden Dr.
Other Parcel Info.:
Tax ID Number: 58 D B 015.01 **Jurisdiction:** City
Size of Tract: 2.48 acres
Accessibility: Access is via Rosebay Rd., a local street with a pavement width of 20' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned R-1, R-1A R-2 residential. Development in the area consists of single family dwellings. Central High School is located to the south of this site with access to Rosebay Rd.
Proposed Use: Detached single family subdivision **Density:**
Sector Plan: North 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: R-1 (Single Family 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: Rosebay Place
No. of Lots Proposed: 7 **No. of Lots Approved:** 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): WITHDRAW because staff has not received any communication from the applicant requesting this case be continued. The applicant no longer has an ownership interest in the property.
Staff Recomm. (Full):
Comments: The applicant has not been in contact with the staff since this matter was tabled in 2005. He did not respond to staff's recent inquiry regarding his continued interest in this project. The applicant sold the property in 2006 and no longer has an ownership interest in the property.

The applicant is proposing to divide this 2.48 acre site into 7 lots. The proposed lots meet the requirements of the R-1 (Single Family Residential) zoning district. The staff of the Knoxville Engineering Dept. and the MPC staff have voiced concerns regarding the existing drainage situation in the area. Additionally, staff is concerned about the available sight distance at the proposed entrance to the development.

An upstream area of more than 130 acres drains through this site. There are two 42" drainage pipes under Rosebay Rd. which appear to overtop at present. With the preliminary drainage information that has been provided by the engineer, staff will recommend approval of the concept plan. However, as the drainage plan is refined, the applicant may be faced with losing one or more of the proposed lots.

The southern terminus of Rosebay Rd. dead ends into the parking lot at Central High School. The existing geometrics of Rosebay Rd. limit the available sight distance looking to the south toward the high school. The applicant's engineer will have to certify there is 300' of sight distance, in both directions, at the proposed entrance to the development.

This matter was postponed at the 8/11/2005 MPC meeting in order to permit the applicant time to address these concerns. In postponing this matter, MPC requested that a detailed drainage plan be prepared by the applicant for review by the City Engineer. The drainage plan has been submitted for review. The City Engineer's office has reviewed the plan and advised the applicant's engineer of the needed changes. The needed revisions have not been supplied to the city engineer at the time this staff report was being prepared.

MPC Action: Denied **MPC Meeting Date:** 3/12/2009

Details of MPC action:

Summary of MPC action: Deny because staff has not received any communication from the applicant requesting this case be continued. The applicant no longer has an ownership interest in the property.

Date of MPC Approval: **Date of Denial:** 3/12/2009 **Postponements:** 8/11/2005-11/10/2005

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": **If "Other":**

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: