

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 8-SD-05-C **Related File Number:** 8-G-05-UR
Application Filed: 7/11/2005 **Date of Revision:**
Applicant: EAGLE BEND REALTY
Owner: EAGLE BEND REALTY

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
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PROPERTY INFORMATION

General Location: South side of Pine Grove Rd., west of Strawberry Plains Pike.
Other Parcel Info.:
Tax ID Number: 84 37.01 **Jurisdiction:** County
Size of Tract: 24 acres
Accessibility: Access is via Pine Grove Rd., a local street with a 20' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / A (Agricultural)
South: Residences / A (Agricultural) & PR (Planned Residential)
East: Residence and vacant land / RB (General Residential) & A-1 (Agricultural)
West: Residences / A (Agricultural)
Proposed Use: Detached single-family subdivision **Density:** 3.04 du/ac
Sector Plan: East County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside 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: PR (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: Pine Grove (Revised)

Surveyor: Sullivan

No. of Lots Proposed: 73 **No. of Lots Approved:** 73

Variances Requested: 1. Vertical curve variance on Swan Pond Lane at station 4+50 from 311' to 200'.
2. Vertical curve variance on Swan Pond Lane at station 7+88.9 from 496' to 396.75'.
3. Vertical curve variance on Quiet Brook Lane at station 6+42 from 420.25' to 336.19'.

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 variances 1 - 3 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 8 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions at the two entrances along Pine Grove Rd.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. Meeting all requirements of the approved use on review development plan.
8. 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 subdivide this 24 acre site into 73 detached single-family lots at a density of 3.04 du/ac. The Planning Commission had approved this proposed subdivision (5-SB-04-C/5-G-04-UR) on May 13, 2004. The applicant has submitted a revised concept plan that shifts the western entrance for the subdivision to the east in order to obtain the required sight distance. The PR zoning (1 - 8 du/ac) for this site was approved by the Knox County Commission on May 24, 2004.

The site will be served by two separate streets with the eastern half of the site being designed for smaller size dwellings. An existing stream provides a natural split for the two halves of the subdivision. Due to the smaller lot sizes for the eastern half of the subdivision, Staff has requested that the applicant take a close look at the proposed lots to ensure that the proposed residences would fit on each lot without the need for any setback variances. Since a design plan had previously been approved for this site (a revised design plan has also been approved), the applicant has also submitted the final plat for consideration at this meeting.

MPC Action: Approved

MPC Meeting Date: 8/11/2005

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 Knox County (County Ord. 91-1-102).
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8. 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 variances 1 - 3 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 8 conditions

Date of MPC Approval: 8/11/2005

Date of Denial:

Postponements:

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: