CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 8-SD-10-C Related File Number:

Application Filed: 7/7/2010 Date of Revision:

Applicant: S&E PROPERTIES



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: East side of N Campbell Station Rd., south of Yarnell Rd.

Other Parcel Info.:

Tax ID Number: 130 016 & 01701 Jurisdiction: County

Size of Tract: 18.5 acres

Accessibility: Access is via N. Campbell Station Rd., a minor arterial street with a 20' pavement width within a 50'

right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

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

South: Residences and vacant land / PR (Planned Residential) & A (Agricultural)

East: Vacant land / A (Agricultural)

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

Proposed Use: Detached Residential Subdivision Density: 2.84 du/ac

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Rural 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)

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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Campbell Creek, Phase 2

No. of Lots Proposed: 57 No. of Lots Approved: 57

Variances Requested: 1. Horizontal curve variance on Edison Dr. at STA 15+94.08, from 250' to 200'.

- 2. Horizontal curve variance on Dempsey Rd at STA 8+92.86, from 250' to 175'.
- 3. Horizontal curve variance on Dempsey Rd. at STA 19+07.36, from 250' to 150'.
- 4. Broken back curve tangent variance on Edison Dr. at STA 19+19, from 150' to 130.35'.

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 - 4 because the existing site conditions and 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 5 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County

Health Department.

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

3. Placing a note on the final plat that all lots will have access only to the internal street system.

4. Including a line of sight easement across Lot 40 in order to provide the needed sight distance for the

curve in Dempsey Rd.

5. Including a line of sight easement across Lots 51 and 52 in order to provide the needed sight

distance for the curve in Dempsey Rd.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the PR

zonina district.

Comments: A concept plan/use on review (11-SE-05-C/4-L-06-UR) approval was originally granted for this

subdivision on May 11, 2006. The subdivision was approved for 132 lots on 46.4 acres at a density of 2.84 du/ac. A final plat for 75 lots has been approved and recorded for phase one of the subdivision. Since it has been over two years since the final plat was approved by the Planning Commission and an extension was not requested for the concept plan approval, the original concept plan has expired.

The applicant has submitted a new concept plan application for the undeveloped portion of the site. The second phase of the subdivision includes 57 lots on 18.5 acres. The street and lot layout remains unchanged from the previous approval. Access for phase two of the subdivision is through the existing access drive out to N. Campbell Station Rd. While the second phase of the subdivision has two strips

of land out to Yarnell Rd., these strips will not be used for access.

Action: Approved Meeting Date: 8/12/2010

Details of Action:

Summary of Action: APPROVE variances 1 - 4 because the existing site conditions and 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 5 conditions:

Date of Approval: 8/12/2010 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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Legislative Body:Knox County Chancery CourtDate 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:

Effective Date of Ordinance:

Date of Legislative Appeal:

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