CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

8-SE-01-C File Number: **Application Filed:** 7/9/2001 Applicant: JIM SULLIVAN Owner: VANCE BURKEY

PROPERTY INFORMATION

General Location: Southwest side of Heiskell Rd., south of Wakebridge Bv. **Other Parcel Info.:** Tax ID Number: 46 PT. 214.02 & PT. 214.08 Jurisdiction: County Size of Tract: 5 acres Access is via Heiskell Rd. , a collector street with a pavement width of 19' within a 40' right-of-way and Accessibility: Windstone Bv., a local street with a pavement width of 26' within a 50' right-of-way.

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION					
Existing Land Use:	Vacant				
Surrounding Land Use:	Property in the area is zoned PR and RA residential and A agricultural. Development consists of attached and detached single family dwellings that are occurring primarily in a subdivision setting.				
Proposed Use:	Detached single family subdivision		Density: 2.7 du/ac		
Sector Plan:	North County	Sector Plan Designation:			
Growth Policy Plan:	Planned Growth Ar	ea			

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

PR (Planned Residential)

Current Zoning: 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:	Windstone Revised Lots 20 - 32		
Surveyor:	Sullivan		
No. of Lots Proposed:	13	No. of Lots Approved: 0	
Variances Requested:	1. To reduce right-of-way radius from 50' to 40' and pavement radius from 40' to 30' in the cul-de-sac on Road C.		
S/D Name Change:			

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION **Planner In Charge:** Staff Recomm. (Abbr.): APPROVE variance #1 due to topography, and because the proposed variance will not create a traffic hazard. APPROVE the Concept Plan subject to 6 conditions Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept. 2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102). 3. Meeting all applicable requirements of the previously approved Concept Plan and Use on Review (7-SI-00-C & 7-W-00-UR). 4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. 5. Meeting all applicable requirements of the Knox County Zoning Ordinance. 6. A final plat based on this concept plan will not be considered by MPC until certification of design plan has been submitted to MPC Staff. This subdivision was approved by MPC in July, 2000. Since that time, the developer has begun the Comments: construction of this subdivision. Due to topographic problems the applicant is now proposing some changes to the plan. The primary change deals with the shortening of Road C and requesting a variance to the standard cul-de-sac construction standards. **MPC Action:** Approved MPC Meeting Date: 8/9/2001 **Details of MPC action:** Summary of MPC action: APPROVE variance #1 due to topography, and because the proposed variance will not create a traffic hazard. APPROVE the Concept Plan subject to 6 conditions Date of Denial: 8/9/2001 Date of MPC Approval: **Postponements:** Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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:

Legislative Body: