CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 8-SE-02-C Related File Number: 8-O-01-UR

Application Filed: 7/8/2002 Date of Revision:

Applicant: AMHERST PROPERTIES, LLC

Owner: OAKLEIGH PARTNERSHIP



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

PROPERTY INFORMATION

General Location: Northeast side of Amherst Rd., south of Bradley Lake Ln.

Other Parcel Info.:

Tax ID Number: 92 85,86 & PT. 57 Jurisdiction: City/County

Size of Tract: 38.59 acres

Accessibility: Access is via Amherst Rd., a minor arterial with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use: Property in the area is zoned R-1 and R-2 residential, I and I-2 industrial and A agricultural.

Development in the area consists of a large mobile home park, a self service storage facility and

agricultural uses.

Proposed Use: Detached single family subdivision Density: 2.85 du/ac

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan: Inside City Limits / Urban 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: RP-1 (Planned Residential) & PR (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Oakleigh Sullivan Surveyor:

110 No. of Lots Approved: 0 No. of Lots Proposed:

Variances Requested: 1. Vertical curve variance from 128' to 60 at sta. 0+35 of Road C

2. Vertical curve variance from 150' to 75' at sta. 4+75 of Road B

3. Vertical curve variance from 150' to 75' at sta. 7+00 of Road B

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 1-3 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 10 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) (City Ord. 0-280-90).

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

4. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works and the Knoxville City Engineer.

5. Meeting all applicable requirements of the Knoxville Department of Engineering.

6. The asphalt surface course within the City of Knoxville is to "Grading E".

7. Certification on the final plat by the applicant's surveyor that there is 300' feet of sight distance in both directions along Amherst Rd.

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

9. Meeting all requirements of the approved use on review development plan.

10. 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 a detached single family subdivision that will contain 110 lots on 37.6 acres. Rezoning of this property was considered by MPC at its July, 2002 meeting. MPC recommended PR (Planned Residential) zoning at 1-3 dwellings per acre. The rezoning of this property has been approved by both the City Council and the Knox County Board of Commissioners. The applicant's plan indicates a proposed development density of 2.85 dwellings per acre. Due to the steep topography of a portion of the site, the Hillside Regulations as contained in the Subdivision Regulations came into play. The size of a number of lots has been increased to meet the minimum lot size called for in the regulations.

The USGS Maps show two blue line streams converging at the front of this development. The applicant's engineer is to meet with personnel from the Tenn. Dept. of Environment and Conservation to determine the status of these streams. Regardless of their classification, the streams are recognized drainage ways and will require that easements be established to preserve their water carrying capacity. Establishing the easements may impact the existing lot and road design. Once the pipe sizes are determined and the required easement widths are established, the final lot count may have to be reduced to accommodate these improvements.

MPC Action: Approved MPC Meeting Date: 9/12/2002

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County **Details of MPC action:** 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) (City Ord. 0-280-90).

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

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- 4. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works and the Knoxville City Engineer.
- 5. Meeting all applicable requirements of the Knoxville Department of Engineering.
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- 10. 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 10 conditions

Date of MPC Approval: 9/12/2002 Date of Denial: Postponements: 8/8/2002

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:

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