CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 8-SE-03-C Related File Number: 8-F-03-UR

Application Filed: 7/14/2003 Date of Revision:

Applicant: LEXINGTON-SIMMONS, LLC

Owner: C. DOUGLAS IRWIN



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: West side of Murphy Rd., south of Summer Rose Bv.

Other Parcel Info.:

Tax ID Number: 49 E A 3 OTHER: 049 / PT. 86 & PT. 86.08 Jurisdiction: County

Size of Tract: 9.23 acres

Accessibility: Access is via Murphy Rd., a newly reconstructed 2 lane collector street with a left turn lane at the

entrance to this subdivision.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: Property in the area is zoned A agricultural, RB and PR residential. Development consists of single

family dwellings.

Proposed Use: Detached single family subdivision Density: 2.60 du/ac

Sector Plan: North City Sector Plan Designation:

Growth Policy Plan: Planned 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: 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:

1/31/2007 02:27 PM Page 1 of 3

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Summer Rose

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 24 No. of Lots Approved: 0

Variances Requested: 1. Grade at intersection from 1% to 3% at sta. 0+13 of Linton Rose Ln.

2. Vertical curve variance from 175' to 105' at sta. 0+70 of Linton Rose Ln.

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 & 2 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 4 conditions

Staff Recomm. (Full):

- 1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
- 2. Meeting all requirements of the approved use on review development plan.
- 3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
- 4. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments:

The applicant is proposing a concept subdivision plan that contains 24 lots. The site is zoned PR (Planned Residential) at 1-4 du/ac. A portion of the site was recently rezoned to accommodate this unit of the subdivision. The proposed development density is 2.60 du/ac. The project will consist of detached single family dwellings. This is a large subdivision that will have two access points to Murphy Rd.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
- 2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.
- 3. Immediate access for this portion of the subdivision will be to Murphy Rd. via the internal road system within the project.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
- 2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
- 3. The recommended density of this site is 1- 4 dwellings per acre. The proposed 2.60 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 4 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action: Approved MPC Meeting Date: 8/14/2003

1/31/2007 02:27 PM Page 2 of 3

Details of MPC action: 1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

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

3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.

4. A final plat based on this concept plan will not be accepted for review by MPC until certification of

design plan has been submitted to MPC staff.

Summary of MPC action: APPROVE variances 1 & 2 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 4 conditions

Date of MPC Approval: 8/14/2003 Date of Denial: Postponements: Withdrawn prior to publication?: ☐ Action Appealed?: Date of Withdrawal:

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:

1/31/2007 02:27 PM Page 3 of 3