

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 8-SG-02-C Related File Number: 8-N-02-UR
Application Filed: 7/8/2002 Date of Revision:
Applicant: SCOTT WILLIAMS AND ASSOCIATES
Owner: S & N ENTERPRISES

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

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PROPERTY INFORMATION

General Location: Northeast side of Collier Rd., north of Paradise Dr.
Other Parcel Info.:
Tax ID Number: 56 095 Jurisdiction: County
Size of Tract: 15.19 acres
Accessibility: Access is via Collier Rd., a local street with a pavement width of 19' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: Property in the area is zoned A agricultural and PR and RB residential. Development consists of single family dwellings.
Proposed Use: Detached single family subdivision Density: 2.57 du/ac
Sector Plan: North County 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) pending
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: Tony Norman Subdivision on Collier Rd.
Surveyor: Williams
No. of Lots Proposed: 39 **No. of Lots Approved:** 0
Variances Requested: 1. Horizontal curve variance from 250' to 100' at sta. 1+50 of Road A
2. Horizontal curve variance from 250' to 100' at sta. 3+50 of Road A
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

Staff Recomm. (Full): APPROVE the concept plan subject to 9 conditions

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of a subdivision name and street names which are consistent with the Street Naming and Addressing System within Knox County, (Ord.91-1-102).
3. Approval of the rezoning of this site to PR (Planned Residential) at a density equal to or greater than 2.57 du/ac.
4. Prior to final plat approval determine and mark limits of a small cemetery located in the southeastern corner of this site.
5. Incorporate the cemetery with lot 37 and provide for an easement on the lot to permit visitors to the cemetery. Access to the cemetery can be provided from Collier Rd.
6. Installation of a guardrail along Road A in the vicinity of lots 37 and 38 as required by the Knox County Dept. of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
8. 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.
9. Meeting all requirements of the approved use on review development plan.

Comments: The applicant is proposing a detached single family subdivision that will contain 39 lots on 15.19 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 will be heard by the Knox County Commission on August 26, 2002. The applicant's plan indicates a proposed development density of 2.57 dwellings per acre.

The plan takes into consideration a small cemetery that is located in the southeastern portion of the site. The exact boundaries of the cemetery are to be determined by the applicant in conjunction with the Tennessee State Archeologist. Prior to final plat approval the boundary of the cemetery should be marked with concrete corner posts. It is to be incorporated with one of the lots in the development. Access to the cemetery must be provided and an easement on the affected lot must be established to permit visitation.

The site slopes sharply upward from Collier Rd. The design of the entrance road is being controlled by the topography of the site. The development of the rear portion of the site will not be as heavily impacted by the exiting topography. Due to the required grading, driveway locations for lots 2 and 3 should be identified. Additionally, a guard rail will be required on Road A in the vicinity of lots 37 and 38.

MPC Action: Approved **MPC Meeting Date:** 8/8/2002

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of a subdivision name and street names which are consistent with the Street Naming and Addressing System within Knox County, (Ord.91-1-102).
3. Approval of the rezoning of this site to PR (Planned Residential) at a density equal to or greater than 2.57 du/ac.
4. Prior to final plat approval determine and mark limits of a small cemetery located in the southeastern corner of this site.

5. Incorporate the cemetery with lot 37 and provide for an easement on the lot to permit visitors to the cemetery. Access to the cemetery can be provided from Collier Rd.
6. Installation of a guardrail along Road A in the vicinity of lots 37 and 38 as required by the Knox County Dept. of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
8. 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.
9. Meeting all requirements of the approved use on review development plan.

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 9 conditions

Date of MPC Approval: 8/8/2002

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: