

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 9-SA-00-C **Related File Number:** 9-G-00-UR
Application Filed: 8/14/2000 **Date of Revision:**
Applicant: W & W PARTNERSHIP
Owner: WORLEY BUILDERS, INC RON WORLEY

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: West side of Thompson School Rd, southwest of Karnes Dr.
Other Parcel Info.:
Tax ID Number: 20 158 **Jurisdiction:** County
Size of Tract: 30.7 acre
Accessibility: Access is via Thompson School Rd., a major collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Five single-family residences and vacant land
Surrounding Land Use: The site is surrounded by low density and rural residential development that has occurred under PR and A zoning.
Proposed Use: Single-family residential subdivision **Density:** 3.71 du/ac
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan:
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) 1-4 DU/AC
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: Wheatmeadow Subdivision
Surveyor: Church
No. of Lots Proposed: 114 **No. of Lots Approved:** 0
Variances Requested: None noted
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 12 conditions.
APPROVE the development plan for up to 114 detached dwellings on individual lots subject to 12 conditions.

Staff Recomm. (Full): Concept Plan 9-SA-00-C

APPROVE the Concept Plan subject to:

1. Connection to sanitary sewer and water, and meeting all other applicable requirements of the Knox County Health Department.
2. Placing a note on the final plat identifying the minimum floor elevation for all lots along the blueline stream.
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing and any alteration within the blueline stream.
4. Prior to final plat approval, record a line of sight easement across Lots 52, 83, 84 and 115 (as identified on the "Concept Plan for Wheatmeadow Subdivision", Revised September 1, 2000) in order to provide the needed sight distance for the curve in Ralph Youmans Rd.
5. Prior to final plat approval, obtaining from the BZA, the necessary peripheral setback variances for the existing homes located on the lots fronting on Thompson School Rd.
6. Prior to final plat approval, provide certification that the required sight distance is provided for along Thompson School Rd. at the intersection of Wheatmeadow Rd. and Thompson School Rd. and at the driveways for Lots 1, 2, 3, 50 and 51.
7. Include a note on the final plat that the driveways for Lots 1, 2, 3, 50, and 51 shall include a turnaround on each lot.
8. The right-of-way dedication along Thompson School Rd. of 30' to centerline will be required at final plat approval.
9. Provision of street names which are consistent with the Uniform Street Naming and Addressing System Within Knox County, Ord. 0-91-1-102.
10. The design of the traffic calming (speed control) measures on Ralph Youmans Rd., Gary White Rd., and Wheatmeadow Rd. shall be worked out with the Knox County Department of Engineering and Public Works at the design plan phase.
11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
12. Meeting all requirements of the approved Use on Review 9-G-00-UR.

Use on Review 9-G-00-UR

APPROVE the development plan for up to 114 detached dwellings on individual lots subject to:

1. Meeting all requirements of the approved Concept Plan 9-SA-00-C.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets all requirements for approval of a concept plan and use-on-review.

Comments:

The applicant is proposing the subdivision of a 30.7 acre tract into 114 single-family detached residential lots. While the concept plan lists 115 lots, lot 6 will be combined with lot 7 to allow for a 50' building setback from the hatched contours of the sinkhole. Access to the subdivision is proposed off of Thompson School Rd., a major collector street. The five existing homes on Thompson School Rd.

will have access to the road, all other lots will have access through the internal road system. Stub out streets are proposed to the adjoining tracts. Due to the length, straight alignment, and flat grade of Ralph Youmans Rd., Gary White Rd., and Wheatmeadow Rd., staff is recommending traffic calming measures to reduce speeding along these streets.

This property was rezoned to PR at a density of 1-4 DU/AC on 2/28/00.

MPC Action:

Approved

MPC Meeting Date: 9/14/2000

Details of MPC action:

Concept Plan 9-SA-00-C

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Summary of MPC action:

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Date of MPC Approval:

9/14/2000

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: