

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 9-SA-06-C **Related File Number:**
Application Filed: 7/27/2006 **Date of Revision:**
Applicant: BETHEL DEVELOPMENT
Owner: BETHEL DEVELOPMENT

PROPERTY INFORMATION

General Location: Northwest side of W. Beaver Creek Dr., northeast side of Brickyard Rd.
Other Parcel Info.:
Tax ID Number: 56 136 **Jurisdiction:** County
Size of Tract: 10.09 acres
Accessibility: Access is via Brickyard Rd., a major collector street with a 21' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences and vacant land / RA (Low Density Residential) & A (Agricultural)
South: Residences / PR (Planned Residential) & RA (Low Density Residential)
East: Residences and vacant land / RA (Low Density Residential)
West: Residences / RA (Low Density Residential)
Proposed Use: Detached residential subdivision **Density:** 0.79 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: RA (Low Density Residential)
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: Brickyard Estates
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 8 **No. of Lots Approved:** 8
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 9 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knox County (County Ord. 91-1-102).
4. Design of the proposed entry gate location and turnaround area is subject to approval of the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision. The gate shall also be designed to allow for access of emergency vehicles.
5. Prior to final plat approval, posting a bond with and in an amount acceptable to the Knox County Department of Engineering and Public Works to cover the cost of sidewalks along the property frontage of both W. Beaver Creek Dr. and Brickyard Rd. If the sidewalks are not constructed within five years of the issuance of the bond, the bond shall be released.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Prior to final plat approval, establish a homeowners association for the purpose of maintaining the Joint Permanent Easement, stormwater drainage facilities and any other commonly held assets.
8. Placing a note on the final plat that all lots will have access only to the internal street system.
9. 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 to subdivide this 10.09 acre tract into 8 lots at a density of 0.79 du/ac. The property which is zoned RA (Low Density Residential) has a minimum lot size requirement of 10,000 square feet. Lot sizes within the subdivision range from 1.01 to 1.27 acres in size. Access to the lots within the subdivision will be provided by a 40' wide Joint Permanent Easement (JPE) with a 24' pavement width. The JPE will be a gated private street. The final design of the proposed entry gate location and turnaround area will be subject to approval of the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision. The gate shall also be designed to allow for access of emergency vehicles.

Since the property is located within the Parental Responsibility Zone of the Knox County School System, Staff is recommend a condition that the developer post a bond with and in an amount acceptable to the Knox County Department of Engineering and Public Works to cover the cost of sidewalks along the property frontage of both W. Beaver Creek Dr. and Brickyard Rd. If the sidewalks are not constructed within five years of the issuance of the bond, the bond would be released.

MPC Action: Approved **MPC Meeting Date:** 9/14/2006

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan subject to 9 conditions

Date of MPC Approval: 9/14/2006 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: