

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 9-SB-02-C **Related File Number:**
Application Filed: 8/12/2002 **Date of Revision:**
Applicant: BILLY P. EVANS
Owner: BILLY P. EVANS

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
400 Main Street
Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: Northwest side of Gamble Dr, southwest of Fleenor Mill Rd.
Other Parcel Info.:
Tax ID Number: 26 25.20 **Jurisdiction:** County
Size of Tract: 36.24 acre
Accessibility: Access is via Gamble Dr., a collector street with a pavement width of 17' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 1 single family dwelling and vacant
Surrounding Land Use: Property in the area is zoned A agricultural and it is developed with single family dwellings in a rural setting.
Proposed Use: Detached single family subdivision **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Rural 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: A (Agricultural)
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: Landstone
Surveyor: Gore
No. of Lots Proposed: 8 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance from 150' to 100' at sta. 0+50 of Landstone Ln.
 2. Intersection grade variance from 1% to 2% at the entrance.
 3. Property line transition radius from 25' to 0' at the entrance
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 sites topography restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard

 APPROVE the concept plan subject to 8 conditions
Staff Recomm. (Full): 1. Meeting all applicable 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).
 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 5. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to the MPC staff.
 6. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works.
 7. Prior to final plat approval certification by the applicant's engineer of 300' of sight distance in each direction at the driveway entrances to lots 7 & 8.
 8. Obtaining an off-site grading easement for the purpose of road construction from the adjoining property owner as may be required by the Knox County Dept. of Engineering and Public Works.
Comments: The applicant is proposing to divide this 36 acre site into eight lots. All of the lots contain approximately two acres or more. Due to the proposed location of the entrance road, the fill slope for the road will encroach on an adjoining property. The applicant will be required to get an easement from the adjoining property owner before grading can commence. Sewage disposal will be via individual septic systems. The Knox County Health Dept. has given each of the proposed lots preliminary approval for septic fields.

MPC Action: Approved **MPC Meeting Date:** 9/12/2002
Details of MPC action:
Summary of MPC action: APPROVE variances 1-3 because the sites topography restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard
 APPROVE the concept plan subject to 8 conditions

Date of MPC Approval: 9/12/2002 **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: