# **CASE SUMMARY**

### APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**

File Number: 9-SB-05-C Related File Number: 9-A-05-UR

**Application Filed:** 8/5/2005 **Date of Revision:** 

**Applicant:** DAVID VARNER

Owner: DAVID VARNER



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 Bell Rd., south of Brackett Rd.

Other Parcel Info.:

Tax ID Number: 20 101.02 Jurisdiction: County

Size of Tract: 5.988 acres

Access is via Bell Rd., a major collector street with an 18' pavement width within a 40' right-of-way.

### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land

Surrounding Land Use: North: Telecommunications tower and vacant land / I (Industrial)

South: Vacant land and residences / A (Agricultural)

East: Approved subdivision under construction / PR (Planned Residential)

West: Vacant land / A (Agricultural)

Proposed Use: Detached single-family subdivision Density: 1.002 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)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**Requested Plan Category:** 

### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Varner Property

Surveyor: Higgins

No. of Lots Proposed: 6 No. of Lots Approved: 6

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 8 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

- 2. The detention pond being located on two or more lots or within a common area.
- 3. Providing documentation to the Knox County Department of Engineering and Public Works at the Design Plan stage of the subdivision that 300' of sight distance exists for each lot.
- 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works
- 5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Bell Rd. for each lot.
- 6. Providing a notation on the final plat that all lots will be required to provide an on-site turnaround for the access drive.
- 7. Meeting all requirements of the approved use on review development plan.
- 8. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is proposing to subdivide this 5.988 acre tract into 6 lots at a density of 1.002 du/ac. The

property which is zoned PR (Planned Residential) allows a density of 1-3 du/ac. The five lots that front on Bell Rd. range in size from 14,871 - 16,847 square feet. The rear lot is 4.24 acres. All lots have direct access to Bell Rd. Since Bell Rd is a major collector street, all lots will be required to provide an

on-site turnaround for the access drive.

Staff is recommending a condition that the applicant's surveyor provide documentation to the Knox County Department of Engineering and Public Works at the Design Plan stage of the subdivision, that 300' of sight distance exists for each lot. If sight distance cannot be achieved for the proposed lots, the number of lots will have to be revised or restrictions on driveway locations shall be included on the final

plat.

MPC Action: Approved MPC Meeting Date: 11/10/2005

**Details of MPC action:**1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

- 2. The detention pond being located on two or more lots or within a common area.
- 3. Providing documentation to the Knox County Department of Engineering and Public Works at the Design Plan stage of the subdivision that 300' of sight distance exists for each lot.
- 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Bell Rd. for each lot.
- 6. Providing a notation on the final plat that all lots will be required to provide an on-site turnaround for the access drive.
- 7. Meeting all requirements of the approved use on review development plan.
- 8. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Summary of MPC action:** APPROVE the Concept Plan subject to 8 conditions:

Date of MPC Approval: 11/10/2005 Date of Denial: Postponements: 9/8/2005-10/13/2005

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LEGISLATIVE ACTION AND DISPOSITION	
egislative 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:
f "Other":	If "Other":

Amendments:

Withdrawn prior to publication?:  $\square$  Action Appealed?:

Date of Legislative Appeal: Effective Date of Ordinance:

Date of Withdrawal:

**Amendments:** 

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