

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

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

File Number: 9-SC-01-C **Related File Number:** 9-I-01-UR
Application Filed: 8/13/2001 **Date of Revision:**
Applicant: PINKSTON CONSTRUCTION, INC.
Owner: PINKSTON CONSTRUCTION CO.

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: Northeast side of Andersonville Pike, southeast side of Twin Maple Dr.
Other Parcel Info.:
Tax ID Number: 28 62 **Jurisdiction:** County
Size of Tract: 10.35 acres
Accessibility: Access is via Twinmaple Dr. ,a local street with a pavement width of 26' within a 50' right-of-way. And Andersonville Pk. ,a collector street with a a pavement width of 18' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: Property in the area is zoned PR and RA residential and A agricultural. Development consists primarily single family dwelling. South of this site an attached residential development and an assisted living project have been constructed.
Proposed Use: Detached single family subdivision and an attached residential **Density:** 3.48 du/ac
condominium development
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:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Cedar Crossing Future Units
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 5 **No. of Lots Approved:** 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 4 conditions

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Meeting all applicable requirements of the approved use on review development plan.
4. Right-of-way dedication of 30' from the centerline of Andersonville Pk.

Comments: The proposed subdivision plan proposes a cul-de-sac bulb and 4 lots. By installing the cul-de-sac the developer will separate the vehicular access from the single family dwellings from the condominiums. The two developments will share an amenity area. The use on review development plan proposes 32 attached residential condominiums. The last concept plan approved for this development was reviewed by MPC in 1999. At that time the developer proposed the condominium development but did not have a detailed plan. This plan proposes the project have direct access to Andersonville Pk. Internal access to the amenity area is being provided by the construction of a sidewalk that connects the project together.

There is a request to reduce the 35' peripheral setback to 15' behind lots 2 and 3 of this development. Staff will support this request because the rear of the proposed dwellings will be over 75' apart. Staff will require the applicant to provide a loose landscape screen which will contribute to the privacy between those dwellings.

MPC Action: Approved

MPC Meeting Date: 9/13/2001

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Meeting all applicable requirements of the approved use on review development plan.
4. Right-of-way dedication of 30' from the centerline of Andersonville Pk.

Summary of MPC action: APPROVE the Concept Plan subject to 4 conditions

Date of MPC Approval: 9/13/2001

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:

