CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 9-SC-02-C Related File Number: 9-J-02-UR

Date of Revision: **Application Filed:** 8/12/2002

Applicant: **ROY STORY** Owner:

ROY STORY



Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: East side of McCloud Rd., south of Blairwood Dr.

Other Parcel Info.:

Tax ID Number: 28 255 Jurisdiction: County

Size of Tract: 6.29 acres

Access is via McCloud Rd., a collector street with a pavement width of 19' within a 40' right-of-way. Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use: Property in the area is zoned RA, RB and PR residential and A agricultural. Development consists

primarily of single family dwellings. A number of duplexes have been constructed on the west side of

McCloud Rd. in the vicinity of Harrell Ln.

Detached single family subdivision **Proposed Use:** Density: 2.87 du/ac

North County Sector Plan: **Sector Plan Designation:**

Planned Growth Area **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)

PR (Planned Residential) pending **Current Zoning:**

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

1/31/2007 02:40 PM Page 1 of 3 **Requested Plan Category:**

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: North Wellington

Surveyor: Robert G. Campbell and Associates

No. of Lots Proposed: 18 No. of Lots Approved: 0

Variances Requested: 1. Variance of intersection separation from 300' to 260' between Wellington Point Dr. to Blairwood Dr.

2. Vertical curve variance from 185' to 75' at sta 10+52 of Wellington Point Dr.

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 & 2 because the site's topography restricts compliance with the Subdivision

Regulations, and the proposed variances will not create a traffic hazard

APPROVE the Concept Plan subject to 5 conditions

Staff Recomm. (Full):

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

Health Department.

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

3.. Place a note on the final plat that all lots will have access only to the internal street system.

4. Meeting all requirements of the approved use on review development plan.

5. 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 divide this 6.29 acre site into 18 lots. The site was recently rezoned PR

(Planned Residential) at 1-3 dwellings per acre. The site will have access from McCloud Rd. All of the

proposed lots will be provided access from the street being constructed within the development.

Lot 3 has a low area that appears to be retaining storm water at this time. The applicant's engineer has stated that the low area will be graded to drain and no additional storm water would be directed to the

property adjoining lot 3.

MPC Action: Approved MPC Meeting Date: 9/12/2002

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

Health Department.

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

3.. Place a note on the final plat that all lots will have access only to the internal street system.

4. Meeting all requirements of the approved use on review development plan.

5. 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 variances 1 & 2 because the site's topography restricts compliance with the Subdivision

Regulations, and the proposed variances will not create a traffic hazard

APPROVE the Concept Plan subject to 5 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:

1/31/2007 02:40 PM Page 2 of 3

Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

1/31/2007 02:40 PM Page 3 of 3