CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	9-SD-02-C	Related File Number:	9-L-02-UR
Application Filed:	8/12/2002	Date of Revision:	
Applicant:	STEVE HATCHER		
Owner:	HATCHER-GLENN, LLC		

PROPERTY INFORMATION

General Location:	North side of Crippen Rd., east of Winter Oaks Way		
Other Parcel Info.:			
Tax ID Number:	39 PT. 24.01	Jurisdiction:	County
Size of Tract:	6 acres		
Accessibility:	Access is via Crippen Rd., a collector street with a pavement width of 19' within a 40' right-of-way.		

GENERAL LAND USE INFORMATION			
Existing Land Use:	Vacant		
Surrounding Land Use:	The site is west of the Halls commercial corridor within an area of residential development that has occurred within the RA and PR zones. Beaver Creek forms the northern boundary of the site.		
Proposed Use:	Detached single family subdivision		Density: 3.34 du/ac
Sector Plan:	North County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth A	rea	

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:

KNOXVILLE·KNOX COUNTY

METROPOLITAN P L A N N I N G

COMMISSION

N N E S S

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

ΕE

Е

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Oak Springs Estates		
Surveyor:	Robert G. Campbell and Associates		
No. of Lots Proposed:	20 No. of Lots Approved: 0		
Variances Requested:	 Variance of intersection separation from 300' to 220' between Road D and Water Oaks Wy. Intersection grade variance from 1% to 2% at the intersection of Road D and Road E. 		

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION
Dan Kelly
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 9 conditions
 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation. Certification on the final plat by the applicant's surveyor that there is 300' feet of sight distance in both directions along Crippen Rd. Place a note on the final plat that all lots will have access only to the internal street system. Meeting all requirements of the approved use on review development plan. Include the required Minimum Floor Elevation (MFE) for lots 13, 14, & 15 on the final plat. 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.
This phase of the Oak Springs Estates development contains 6 acres. It is part of a 43 acre mixed use residential development. The previous approved phase of this project contained 50 attached condominium units and 6 acreage lots for single family dwellings. The total site is zoned PR (Planned Residential) at a density of 1 - 3.5 du/ac. Based on the size of the site and the maximum zoning density, the applicant could propose up to 150 dwellings on this site. The applicant's engineer has noted on the plan that additional condominium units are proposed in the area designated for future development. As part of this project the developer has been working with the Knox County Recreation Department's greenways coordinator in an effort to provide an easement for a greenway along Beaver Creek that will connect to Halls Community Park.
Approved MPC Meeting Date: 9/12/2002
 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation. Certification on the final plat by the applicant's surveyor that there is 300' feet of sight distance in both directions along Crippen Rd. Place a note on the final plat that all lots will have access only to the internal street system. Meeting all requirements of the approved use on review development plan. Include the required Minimum Floor Elevation (MFE) for lots 13, 14, & 15 on the final plat. A final plat application based on this concept plan will not be accepted for review by the MPC until

Summary of MPC action:	certification of design plan approval has been submitted to the MPC staff. 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			
Date of MPC Approval:	APPROVE the Concept Plan subject to 9 conditions 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:	:	Dat	Date of Legislative Action, Second Reading:	
Ordinance Number:		Oth	Other Ordinance Number References:	
Disposition of Case:		Dis	Disposition of Case, Second Reading:	
If "Other":		If "(If "Other":	
Amendments:		Am	Amendments:	

Date of Legislative Appeal:

Effective Date of Ordinance: