CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 9-SE-04-C Related File Number: 9-G-04-UR

Application Filed: 8/9/2004 Date of Revision:

Applicant: FOREST BROOK DEVELOPMENT, LLC

Owner: FOREST BROOK DEVELOPMENT, LLC



Suite 403 • City County Building 4 0 0 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 W W W • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southeast side of Choto Rd., southwest side of Whitten Ln.

Other Parcel Info.:

Tax ID Number: 172 5.03, 172BA001 & 172BB013 **Jurisdiction:** County

Size of Tract: 20.08 acres

Accessibility: Access is via Choto Rd., a minor collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: North: Choto Marina / A (Agricultural) & CR (Rural Commercial)

South: Residences / A (Agricultural) East: Residences / A (Agricultural) West: Vacant land / A (Agricultural)

Proposed Use: Detached single-family subdivision Density: 0.996 du/ac

Sector Plan: Southwest 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: 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: Kennesaw Park

Surveyor: Williams

No. of Lots Proposed: 20 No. of Lots Approved: 20

Variances Requested: 1. Horizontal curve variance on Road A at station 0+93.74, from 250' to 100'.

- 2. Horizontal curve variance on Road A at station 4+30.89, from 250' to 100'.
- 3. Horizontal curve variance on Road A at station 6+70.58, from 250' to 100'.
- 4. Horizontal curve variance on Road A at station 13+49.22, from 250' to 100'.
- 5. Vertical curve variance on Road A at station 0+75.49, from 135' to 126'.
- 6. Vertical curve variance on Road A at station 13+86.27, from 237.5' to 215'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Tom Brechko Planner In Charge:

APPROVE variances 1 - 6 because the site's topography restricts compliance with the Subdivision Staff Recomm. (Abbr.):

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).

3. Prior to final plat approval, performing the necessary grading and improvements within the Choto Road right-of-way (subject to approval of Knox County Department of Engineering and Public Works) to obtain the require 300' of sight distance in both directions along Choto Rd. at the proposed entrance to the subdivision and certifying on the final plat that the required sight distance exists.

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

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

6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement, common area, amenities and drainage system.

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.

The applicant is proposing to develop a 20 lot detached single-family subdivision on a 20.08 acre tract at a density of 0.996 du/ac. The Planning Commission recommended approval of a rezoning request to PR (Planned Residential) at a density of 1 du/ac at the May 13, 2004 meeting. The Knox County Commission approved the rezoning to PR on June 28, 2004 but only approved a density of 1 du/ac. When the property survey is completed and the final plat is submitted, the proposed subdivision must comply with the maximum density limitation.

Access to this property is via Choto Rd., a minor collector street. The required right-of-way for Choto Rd. at this location is 60'. The final plat for this subdivision will have to provide 30' to the centerline of Choto Rd. The required sight distance for the proposed entrance to the subdivision is 300'. To achieve that sight distance, the applicant will have to grade back a couple of banks within the public right-of-way subject to approval of Knox County Department of Engineering and Public Works. The subdivision will be served by a private street (joint permanent easement) with an entry gate. The gate will be located far enough off of Choto Rd. to allow a turnaround out of the public right-of-way.

This subdivision will be served by subsurface sewage disposal systems. The Knox County Health Department has reviewed the proposed concept plan and has found the site to be generally suitable for subsurface sewage disposal systems (see attached letter). Following a more detailed analysis, a final determination will be made for each of the proposed lots, which may result in a relocation of lot lines or combination of lots.

Approved MPC Meeting Date: 9/9/2004 MPC Action:

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Comments:

Details of MPC action:

- 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).
- 3. Prior to final plat approval, performing the necessary grading and improvements within the Choto Road right-of-way (subject to approval of Knox County Department of Engineering and Public Works) to obtain the require 300' of sight distance in both directions along Choto Rd, at the proposed entrance to the subdivision and certifying on the final plat that the required sight distance exists.
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- 7. Meeting all requirements of the approved use on review development plan.
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Summary of MPC action:

APPROVE variances 1 - 6 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 8 conditions:

Date of MPC Approval: 9/9/2004 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:

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