APPLICATION TYPE: SUBDIVISION METROPOLITAN PLANNING CONCEPT PLAN COMMISSION File Number: 9-SF-02-C **Related File Number:** 9-P-02-UR Ν Ν Е S S Suite 403 • City County Building Application Filed: 8/12/2002 Date of Revision: 400 Main Street Knoxville, Tennessee 37902 FRED LONG CONSTRUCTION CONCEPTS Applicant: 8 6 5 • 2 1 5 • 2 5 0 0 FAX•215•2068 **Owner:** M. A. SCHUBERT www•knoxmpc•org PROPERTY INFORMATION **General Location:** Northwest side of Bruce Smith Rd., southwest side of Choto Rd. **Other Parcel Info.:** Tax ID Number: 162 35.01, 35.03-35.05 Jurisdiction: County Size of Tract: 16.58 acres

Access is via Bruce Smith Rd., a local street with a 14.5' pavement width within a 50' right-of-way.

CASE SUMMARY

GENERAL LAND USE INFORMATION **Existing Land Use:** Vacant land Surrounding Land Use: North: Vacant land / A (Agricultural) South: Single-family residences / PR (Planned Residential) & A (Agricultural) East: Single-family residence / PR (Planned Residential) West: Single-family residences and vacant land /A (Agricultural) Detached single-family subdivision **Proposed Use:** Density: 2.71 du/ac Sector Plan: Southwest County Sector Plan Designation: Planned Growth Area **Growth Policy Plan:**

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Accessibility:

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:

KNOXVILLE·KNOX COUNTY

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Greystone Court		
Surveyor:	LeMay & Associates		
No. of Lots Proposed:	45	No. of Lots Approved: 0	
Variances Requested:	 Horizontal curve variance on Weatherstone Dr. at station 0+75, from 250' to 120'. Horizontal curve variance on Weatherstone Dr. at station 3+34, from 250' to 125'. Horizontal curve variance on Weatherstone Dr. at station 7+28, from 250' to 100'. Horizontal curve variance on Weatherstone Dr. at station 11+78, from 250' to 100'. Intersection grade variance on Weatherstone Dr. at Stone Tower Dr., from 1% to 1.67%. 		

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 variances 1 - 5 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:				
Staff Recomm. (Full):	 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). Extending the 20' pavement width of Bruce Smith Rd. to the west side of Stone Tower Dr., with a taper back to the existing pavement, subject to meeting the requirements of Knox County Department of Engineering and Public Works. 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 for alteration of the blueline stream. Placing a note on the final plat that all lots will have access from the internal street system only. Meeting all requirements of the approved use on review development plan. 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 develop this 16.58 acre tract into 45 detached single-family lots at a density of 2.71 du/ac. This property which is zoned PR (Planned Residential) was approved for a density of 1-3 du/ac. Access to the site will be from Bruce Smith Rd. at a point where the pavement width is only 14.5'. When Lewisbrooke Subdivision was developed on the south side of Bruce Smith Rd., the road was repaved to a width of 20' from Choto Rd. to a point just west of Lewisbrooke Ln. The applicant will be required to extend the 20' pavement width to the west side of Stone Tower Dr., with a taper back to the existing pavement. A sight distance easement will be required along Bruce Smith Rd. across Lots 1 and 2 in order to maintain the required sight distance. All lots will have access only to the internal street system. Approval will be required from the Tennessee Department of Environment and Conservation for alteration of the blueline stream near the intersection of Choto Rd. and Bruce Smith Rd.				
	While sidewalks are not required for this subdivision, Staff is recommending that the applicant provide sidewalks on at least one side of all streets. The applicant has indicated that they are considering the installation of sidewalks and will provide that documentation as a part of the design plan phase of the subdivision.				
MPC Action:	Approved MPC Meeting Date: 9/12/2002				
Details of MPC action:	 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). 				

	 3. Extending the 20' pavement width of Bruce Smith Rd. to the west side of Stone Tower Dr., with a taper back to the existing pavement, subject to meeting the requirements of Knox County Department Engineering and Public Works. 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for alteration of the blueline stream. 6. Placing a note on the final plat that all lots will have access from the internal street system only. 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 variances 1 - 5 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:	9/12/2002	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:			
	LEGIS	SLATIVE ACTION AND D	DISPOSITION	
Legislative Body:				
Date of Legislative Action:	Date of Legislative Action, Second Reading:		islative Action, Second Reading:	
Ordinance Number:	Other Ordinance Number References:			
Disposition of Case:	Disposition of Case, Second Reading:			
If "Other":	If "Other":			

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

Amendments: