CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

File Number: 9-SI-01-F Related File Number:

Application Filed: 8/13/2001 Date of Revision:

Applicant: BRACKFIELD & ASSOCIATES

Owner: BRACKFIELD & ASSOC, 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 www.•knoxmpc•org

PROPERTY INFORMATION

General Location: South side of Creekhead Dr, west side of Helmbolt Rd.

Other Parcel Info.:

Tax ID Number: 106 25 Jurisdiction: City

Size of Tract: 4.005 acre

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Brackfield & Associates, Lots 1 - 4

Surveyor: Landair Surveying, Inc

No. of Lots Proposed: 4 No. of Lots Approved: 4

Variances Requested: S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB

Staff Recomm. (Abbr.): DENY FINAL PLAT

Staff Recomm. (Full):

Comments: Due to drainage problems that exist in the area of this proposed subdivision, the Knoxville Department

of Engineering requested that the applicant provide on-site detention plans for the proposed

subdivision. The applicant provided a drainage impact analysis for the proposed subdivision to the City and is taking the position that the minor increase in drainage should not require on-site detention. The City has stated that they will not approve the final plat without an on-site detention plan. In response to a request from the applicant's attorney that the City identify under what authority they are requesting the on-site detention, Mr. Samuel L. Parnell, Jr., P.E., Director of the Knoxville Department of Engineering

provided the attached letter.

On June 14, 2001, the Planning Commission denied this same plat (12-SF-00-F) based on the applicant's failure to comply with the detention requirement. This new application/plat still does not

address the detention requirements.

MPC Action: Denied MPC Meeting Date: 9/13/2001

Details of MPC action: DENY FINAL PLAT

Summary of MPC action: DENY Final Plat

Date of MPC Approval: Date of Denial: 9/13/2001 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: 9/17/2001

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 10/16/2001 Date of Legislative Action, Second Reading: 11/13/2001

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Postponed Disposition of Case, Second Reading: Denied (Withdrawn)

If "Other":

Amendments: Amendments:

Postponed 10/30, 11/13

Date of Legislative Appeal: Effective Date of Ordinance:

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