



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 10-SE-06-C

**AGENDA ITEM #:** 22

**AGENDA DATE:** 10/12/2006

▶ **SUBDIVISION:** CAMDUN REALTY I, LLC - MONTEREY RD.

▶ **APPLICANT/DEVELOPER:** CAMDUN REALTY I

**OWNER(S):** CAMDUN REALTY I

**TAX IDENTIFICATION:** 68 P C 14

**JURISDICTION:** City Council District 3

▶ **LOCATION:** North end of Monterey Rd, east side of Wilkerson Rd., north of Globe Dr.

**SECTOR PLAN:** Northwest City

**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)

▶ **APPROXIMATE ACREAGE:** 8.23 acres

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Vacant land / RP-1 (Planned Residential)  
South: Residences / R-1 (Low Density Residential)  
East: Residences / R-1 (Low Density Residential)  
West: Residences / R-1 (Low Density Residential)

▶ **NUMBER OF LOTS:** 18

**SURVEYOR/ENGINEER:** Batson, Himes, Norvell & Poe

**ACCESSIBILITY:** Access is via Monterey Rd., a local street with a 26' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance on Monterey Rd. at STA 0+91.49, from 226.75' to 150'.

**STAFF RECOMMENDATION:**

▶ **APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

**APPROVE the Concept Plan subject to 8 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. Prior to submitting a final plat for this subdivision, a revised concept plan shall be submitted to Planning Commission Staff that reflects any changes in the northern property line in the area of the creek. The revised

concept plan shall include lot areas for each lot for verification that all lots meet the minimum lot size requirements of the R-1 zoning district.

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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

**COMMENTS:**

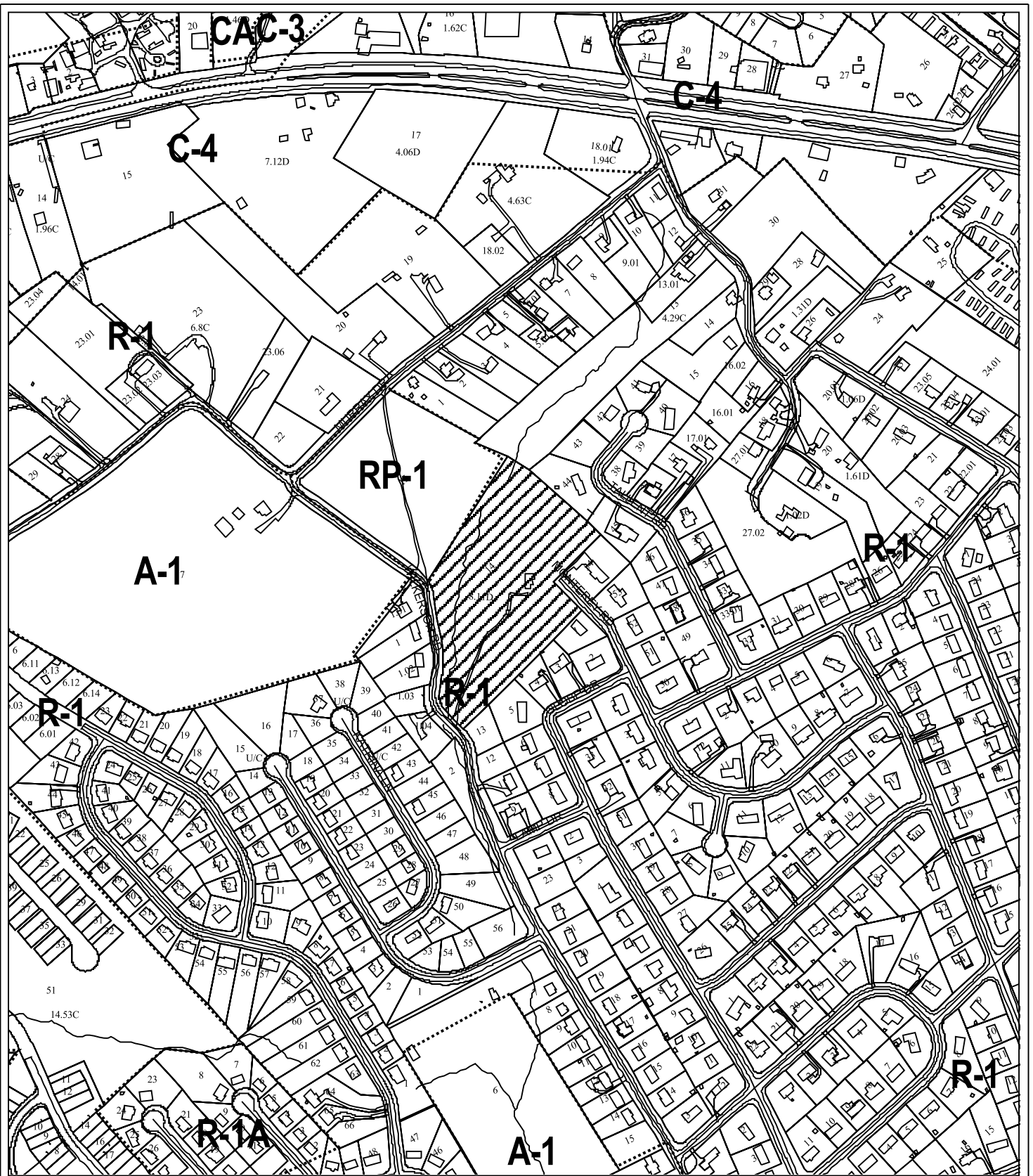
The applicant has submitted a revision to the concept plan for this site that was approved by the Planning Commission (1-SD-06-C) on January 12, 2006. The proposed revision includes a change in the layout of the interior street system and some minor changes in the proposed lots.

The applicant is proposing to subdivide this 8.23 acre tract into 18 single-family detached lots at a density of 2.19 du/ac. The property is located at the northwest corner of Norwood Heights subdivision and will have access via an extension of Monterey Rd. While the property has frontage along Wilkerson Rd., access will be restricted to the internal street system.

The property which is zoned R-1 (Single Family Residential) has a minimum lot size requirement of 7500 square feet. The proposed lots vary in size from 8,783 to 33,512 square feet. The existing creek that crosses the northwest side of the property will include a 30' buffer centered along the creek.

The applicant for this subdivision has also submitted an application (10-SF-06-C/10-O-06-UR) for an attached residential subdivision for the property to the north that is zoned RP-1 (Planned Residential). That proposal includes a revision to the lot line between the two parcels with the new line following the centerline of the creek. Prior to submitting a final plat for this subdivision, a revised concept plan shall be submitted to Planning Commission Staff that reflects any changes in the northern property line in the area of the creek. The revised concept plan shall include lot areas for each lot for verification that all lots meet the minimum lot size requirements of the R-1 zoning district.

MPC's approval or denial of this request is final, unless the action is appealed to Knoxville City Council. The date of the Knoxville City Council appeal hearing will depend on when the appeal application is filed.




10-SE-06-C  
CONCEPT PLAN

Subdivision: Camdun Realty I, LLC  
- Monterey Rd.

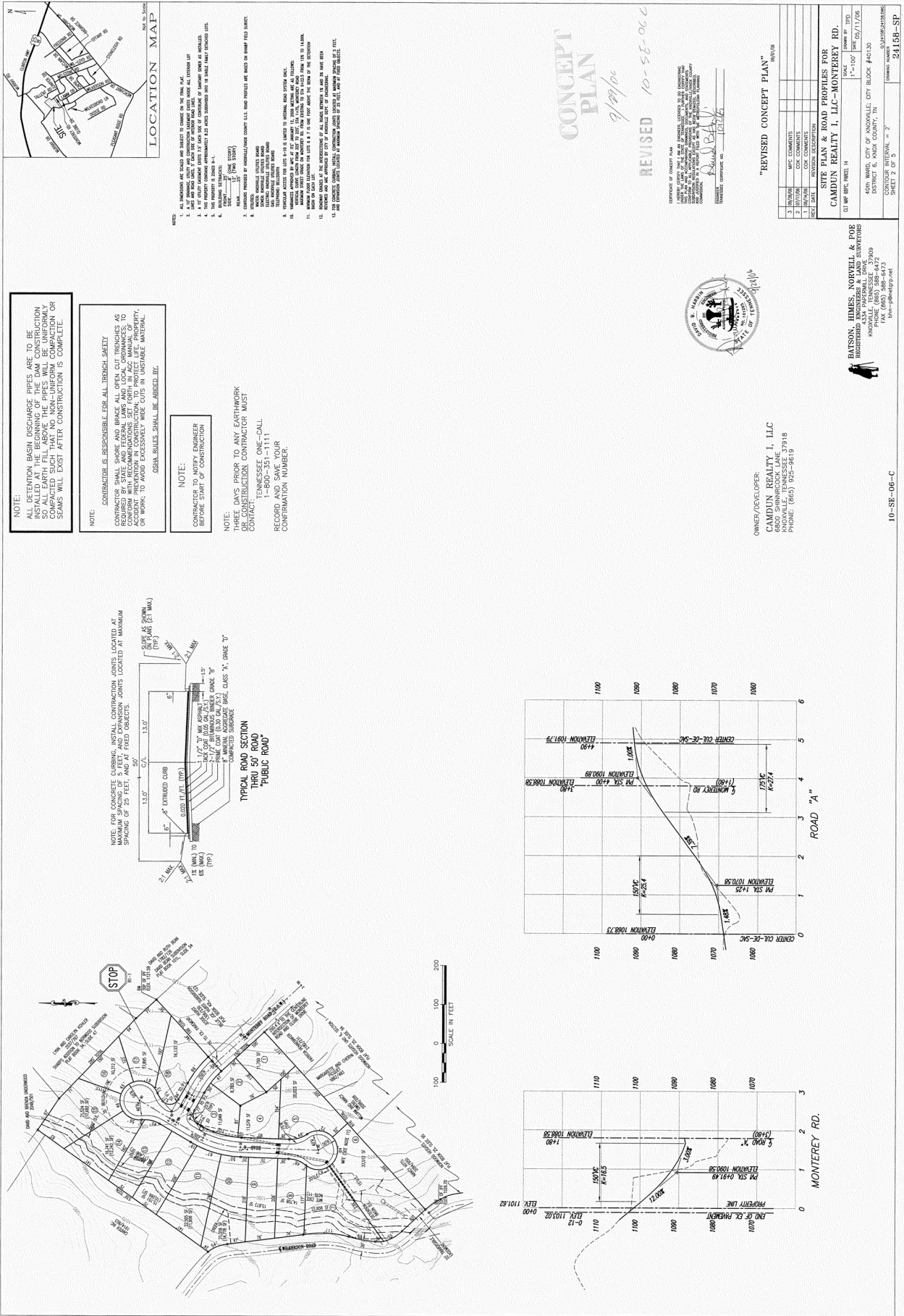
Map No: 68

Jurisdiction: City

 Approval of a Concept Plan

Original Print Date: 10/02/06 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





NOTE:  
ALL DETENTION BASIN DISCHARGE PIPES ARE TO BE SO ALL EARTH FILL ABOVE THE PIPES WILL BE UNIFORMLY COMPACTED SUCH THAT NO NON-UNIFORM COMPACTION OR SEAMS WILL EXIST AFTER CONSTRUCTION IS COMPLETE.

NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES. TO ACCIDENT PREVENTION IN CONSTRUCTION TO PROTECT LIFE, PROPERTY, OR WORK, TO AVOID EXCESSIVE WIDE CUTS IN UNSUITABLE MATERIAL, OR OTHER HAZARDOUS SITUATIONS SHALL BE AVOIDED.

NOTE:  
CONTRACTOR TO NOTIFY ENGINEER OR CONSTRUCTION CONTRACTOR MUST RECORD AND SAVE YOUR CONFIRMATION NUMBER.

NOTE:  
IF ANY CHANGES TO ANY EXISTING MARK OR CONSTRUCTION CONTRACTOR MUST CONTACT: KENNESSEE ENG-CALL 1-800-351-1111 RECORD AND SAVE YOUR CONFIRMATION NUMBER.

CONCEPT PLAN  
9/27/06  
REVISED 10-5-06

OWNER/DEVELOPER:  
CAMDUN REALTY I, LLC  
429 WEST MONTEREY ROAD  
KNOXVILLE, TENNESSEE 37918  
PHONE: (605) 925-2819

CONTRACTOR: JAMES NORVELLA & POIRER  
4334 PARSONS DRIVE  
KNOXVILLE, TENNESSEE 37919  
PHONE: (605) 925-6472  
BATESON@JNAPR.COM

CONTRACT NO.: 21158-SP  
SHEET 2 OF 2



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