

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 1-SA-03-C **Related File Number:**
Application Filed: 12/9/2002 **Date of Revision:**
Applicant: RUDDER PARK, G.P.
Owner: S & E PROPERTIES

PROPERTY INFORMATION

General Location: East side of Rudder Ln., west side of Wrights Ferry Rd.
Other Parcel Info.:
Tax ID Number: 133 L B 038, 3 & PT 4 **Jurisdiction:** County
Size of Tract: 18 acres
Accessibility: Access is via Rudder Ln., a local street with a pavement width of 18' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: Property in the area is zoned RA and RB residential and A agricultural. Development consists of single family dwellings. A neighborhood shopping node is located at the intersection of S. Northshore Dr. and Wrights Ferry/Morrell Roads.
Proposed Use: Detached single family subdivision **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth 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: A (Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Rudder Park
Surveyor: Williams
No. of Lots Proposed: 15 **No. of Lots Approved:** 0
Variances Requested: 1. Horizontal curve from 250' to 100' at sta. 6+00 and 10+50 of Road A.
2. Vertical curve variance from 275' to 262' at sta. 11+05 of Road A.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE variance 1&2 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 12 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
5. Placing the note from the concept plan on the final plat that prohibits house construction within 50' of a sinkhole boundary unless a foundation report has been prepared by a licensed engineer and reviewed and approved by the Knox County Dept. of Engineering and Public Works.
6. Prior to final plat approval establish a homeowners association for the purpose of assessing fees for the maintenance of the joint permanent easement and any other commonly held property.
7. Prior to final plat approval establish a 25' wide permanent easement across lot 10 to provide access from Wrights Ferry Rd. to lot 9.
8. Prior to final plat approval the ownership of the narrow strip on Wrights Ferry Rd. must be clarified. This strip should be included with lot 10 or combined by the Knox County Property Assessor with the adjoining property.
9. On the final plat designate the two sinkholes on this site as drainage easements.
10. Provide road station callouts on the plan view of the subdivision.
11. Establish sight distance easements across lots 3 & 12 as required by the Knox County Dept. of Engineering and Public Works.
12. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: This is a proposed detached single family subdivision. The site contains approximately 18 acres which will be divided into 15 lots. The property is zoned A (Agricultural) which requires a minimum lot size of one acre. Access within the project will be via a joint permanent easement. A homeowners association will be established for the maintenance of the joint permanent easement and any other commonly owned property within the project.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the adjoining subdivisions.
3. Access to this project will be via Rudder Ln. and Wrights Ferry Rd. Some of the lots fronting on Wrights Ferry Rd. will be required to have a permanent easement established for shared access.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached single-family subdivision meets the standards for development within the A (Agricultural) Zone and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies portions of this property for either low density residential use or slope protection. The average cross slope of this site is between 16-25%. With the existing slope characteristics, the sector plan would permit up to 2 dwellings per acre on this site in the slope protected area. The applicants, however, are limited to 1 dwelling per acre due to the current Agricultural zoning.

MPC Action: Approved

MPC Meeting Date: 1/9/2003

Details of MPC action:

Summary of MPC action: APPROVE variance 1&2 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 12 conditions

Date of MPC Approval: 1/9/2003

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: