



## **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** CCSD  
**Surveyor:** Batson, Himes, Norvell & Poe  
**No. of Lots Proposed:** 19      **No. of Lots Approved:** 0  
**Variances Requested:** None  
**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 the concept plan subject to 7 conditions  
**Staff Recomm. (Full):**  
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works  
2. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept  
3. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102)  
4. Meeting all requirements of the approved use on review development plan  
5. Final action on the rezoning of this site to PR (Planned Residential) at an appropriate Density by the Knox County Commission  
6. A final plat base on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.  
7. Prior to final plat approval, formally establish the 25' wide access easement shown along the northern boundary of lots 11-19.

**Comments:** The applicant is proposing a detached single family subdivision that will contain 19 lots. Rezoning of the site from CA (General Business) to PR (Planned Residential at 1-5 du/ac was recommended for approval by MPC at the December 9, 2004 meeting. The Knox County Commission will be acting on this rezoning request at its January, 2005 meeting. A self storage facility had previously been approved for this site.

The site is located within an area of developing residential subdivisions. St. Croix and Sterchi Hills subdivisions have been developed in the immediate area of this site.

### **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 water and sewer utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning of the property.

### **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 a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The proposed development is consistent with the North County Sector Plan proposal of low density residential uses. The PR zoning approved for this site will allow a density up to 5.0 du/ac. At a proposed density of 3.51 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

**MPC Action:** Approved

**MPC Meeting Date:** 1/13/2005

- Details of MPC action:**
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
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  6. A final plat base on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.
  7. Prior to final plat approval, formally establish the 25' wide access easement shown along the northern boundary of lots 11-19.

**Summary of MPC action:** APPROVE the concept plan subject to 7 conditions

**Date of MPC Approval:** 1/13/2005

**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:**