

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-SA-15-C **Related File Number:**
Application Filed: 11/17/2014 **Date of Revision:**
Applicant: CHRIS RUDD SURVEYORS

PROPERTY INFORMATION

General Location: North and south side of Morris Rd. on the west side of Greenwell Rd., and the north and south side of Western Rd. on the east side of Greenwell Rd.

Other Parcel Info.:

Tax ID Number: 37 PART OF 186 **Jurisdiction:** County

Size of Tract: 14.13 acres

Accessibility: Access is via Morris Rd., a minor collector street, with a 16' pavement width within a 50 right-of-way, Greenwell Rd., a major collector street with an 18' pavement width within a 50 right-of-way, and Western Rd., a local street with a 16' pavement width within a 50 right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and a residence

Surrounding Land Use: North: Residences / RA (Low Density Residential)
South: Vacant land and residences / A (Agricultural)
East: Residences / A (Agricultural) & RA (Low Density Residential)
West: Residences and vacant land / A (Agricultural)

Proposed Use: Detached Residential Subdivision **Density:** 0.71 du/ac

Sector Plan: North County **Sector Plan Designation:**

Growth Policy Plan: Planned Growth and Rural Area

Neighborhood Context:

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

Street: 7900 Greenwell Rd

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: Euple Keck Subdivision
No. of Lots Proposed: 10 No. of Lots Approved: 10
Variances Requested: None
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 the concept plan for the subdivision of up to 10 lots, subject to 6 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
2. The final plat shall include a notation that access for each lot is restricted to the driveway locations identified on the final plat.
3. All lots shall be provided with an on-site turnaround area for the driveway.
4. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Greenwell Rd. and Western Rd., and 250 feet of sight distance in both directions along Morris Rd. for each of the proposed driveways. Approval of all lots is contingent on all driveway locations being staked out in the field by the surveyor and the locations being field verified by the Knox County Department of Engineering and Public Works for sight distance. The field verification by the Knox County Department of Engineering and Public Works must occur prior to submission of the final plat application for the subdivision. Should any of the proposed driveway locations not meet the minimum required sight distance in both directions, a driveway location with adequate sight distance must be provided or the lot will have to be combined with a lot that has adequate sight distance.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Comments: The applicant is proposing to subdivide 10 lots out of a 41.34 acre tract that is split up by Morris Rd., Greenwell Rd., and Western Rd. The 10 lots will be located on 14.13 acres with the remaining 27 acre tract being located on the west side of Greenwell Rd., south of Morris Rd. The property which is zoned A (Agricultural) requires a minimum lot size of one acre for a dwelling. The proposed lots range in size from 1.0 to 3.57 acres.

The major challenge with subdividing this property is creating lots that will have adequate sight distance in both directions along the public streets. The surveyor has designated driveway locations for each lot on the concept plan. The Knox County Department of Engineering and Public Works Staff took measurements in the field for the proposed driveways and found that only 5 of the 10 lots would have adequate sight distance (see attached chart from Knox County). Staff has included a condition that adequate sight distance must be verified for each lot prior to submission of a final plat application for the subdivision.

Action: Approved **Meeting Date:** 1/8/2015

Details of Action:

Summary of Action: APPROVE the concept plan for the subdivision of up to 10 lots, subject to 6 conditions

Date of Approval: 1/8/2015 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: