

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 1-SB-03-C **Related File Number:**
Application Filed: 12/9/2002 **Date of Revision:**
Applicant: PETER KERR
Owner: PETER KERR

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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PROPERTY INFORMATION

General Location: North side of Brackett Rd., east of Bell Rd.
Other Parcel Info.:
Tax ID Number: 20 134.02 **Jurisdiction:** County
Size of Tract: 9.46 acres
Accessibility: Access is via Brackett Rd., 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 A agricultural, I industrial and PR and RA residential. Development consists of single family dwellings on large lots. A large abandoned rock quarry is located on Bell Road, southwest of this site.
Proposed Use: Detached single family subdivision **Density:**
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Rural 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: I (Industrial) - A (Agricultural) pending
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: Peter Kerr Subdivision
Surveyor: Acre by Acre
No. of Lots Proposed: 8 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 9 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. On the final plat designate the large sinkhole at the rear of the site as a drainage easement.
7. Prior to final plat approval, determine if there is a cemetery on this site. If a cemetery is found on this site, identify its boundary and provide permanent access to the cemetery.
8. Prior to final plat approval, identify driveway locations for each lot and certify 300' of sight distance in each direction at the proposed driveway locations. If this cannot be done, provide shared driveways that can meet the required sight distance.
9. 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 9.46 acres which will be divided into 8 lots. The property is zoned I (Industrial). The Industrial zone does not have a required minimum lot size. The applicant has applied for A (Agricultural) zoning for this site (1-N-03-RZ). The minimum lot size in the Agricultural zone is one acre. Access within the project will be via individual driveways to Brackett Rd.

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 and other development found in the area.
3. Access to this project will be via Brackett Rd., a local street with a pavement width of 18'. Each lot will be provided its own driveway if sight distance is determined to be adequate.

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 current I (Industrial) zone and the proposed A (Agricultural) Zone, and it meets other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan identifies this property for low density residential use. The Knox County Growth Plan identifies this site to be within the rural area. The Rural Area will permit single family dwellings on individual lots up to 3 du/ac if sewer is available and the site is zoned PR (Planned

Residential). The applicant has applied for A (Agricultural) zoning. This zone will limit the development of this site to 1 dwelling per acre.

MPC Action: Approved

MPC Meeting Date: 1/9/2003

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan subject to 9 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: