

# 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-SC-05-C                      **Related File Number:**  
**Application Filed:** 12/10/2004              **Date of Revision:**  
**Applicant:** GRAHAM DEVELOPMENT

## PROPERTY INFORMATION

**General Location:** West side of Fredonia Rd., north of Merchant Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 80 B H 12                      **Jurisdiction:** City  
**Size of Tract:** 9.68 acres  
**Accessibility:** Access is via Fredonia Rd., a local street with an 18' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Residences / R-1 (Low Density Residential)  
South: Norwood Elementary School / R-1 (Low Density Residential)  
East: Residences and vacant land / R-1 (Low Density Residential) & O-1 (Office, Medical, and Related Services)  
West: Residences / R-1 (Low Density Residential)  
**Proposed Use:** Detached residential subdivision                      **Density:** 2.17 du/ac  
**Sector Plan:** Northwest City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**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: Lakeview Point  
No. of Lots Proposed: 21 No. of Lots Approved: 21  
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 up to 21 lots subject to 7 conditions  
Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.  
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville.  
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. Prior to certification of the final plat for recording, establish a property owners association for the purpose of maintaining all storm drainage improvements and any other commonly held assets.  
7. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to MPC staff.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan within the R-1 Zoning District.

Comments: This application first came before the Planning Commission in January, 2005. The case was tabled in August, 2005 and had remained tabled until the Planning Commission removed it for action in February of this year along with a number of other cases.

The applicant has submitted a revised concept plan proposing to subdivide this 9.68 acre tract into 21 lots at a density of 2.17 du/ac. The previous plan only had 10 lots. Access to the subdivision will be off of Fredonia Rd., a local street. The proposed lots meet or exceed the minimum lot size requirement of 7500 square feet.

The proposed subdivision includes a detention basin that will be designed to meet the needs of this subdivision and the outfall from some of the commercial property located to the east. The details for the design of the detention facility will be addressed at the Design Plan stage of the subdivision. The applicant will be responsible for establishing a property owners association, prior to certification of the final plat, that will be responsible for the maintenance of the drainage system and any other commonly held assets.

MPC Action: Approved MPC Meeting Date: 4/9/2009

Details of MPC action:

Summary of MPC action: APPROVE the concept plan for up to 21 lots subject to 7 conditions

Date of MPC Approval: 4/9/2009 Date of Denial: Postponements: 1/13/2005&3/12/2005

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

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Chancery Court

Date of Legislative Action: Date of Legislative Action, Second Reading:

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**