

CASE SUMMARY

APPLICATION TYPE: **SUBDIVISION**

CONCEPT PLAN

File Number: 1-SE-04-C **Related File Number:** 1-G-04-UR
Application Filed: 12/8/2003 **Date of Revision:**
Applicant: HOLROB INVESTMENTS, LLC
Owner: JASON CROUCH

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: East side of Fox Rd., north of Foxvue Rd.
Other Parcel Info.:
Tax ID Number: 143 111.01 & 165 **Jurisdiction:** County
Size of Tract: 13.14 acres
Accessibility: Access is via Fox Rd., a collector street with a pavement width of 20' within a 50' to 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One single family dwelling and vacant land
Surrounding Land Use: Property in the area is zoned A agricultural and PR and RP-1 residential. Development consists of single family dwellings.
Proposed Use: Detached single family subdivision **Density:** 2.67 du/ac
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: PR (Planned Residential) 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: Holrob Investments on Fox Road
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 35 **No. of Lots Approved:** 0
Variances Requested:
1. Grade at intersection from 1% to 3% at sta. 0+10 of Road A.
2. Horizontal curve variance from 250' to 175' at sta.12+50 of Road A.
3. Road grade variance from 12% to 14% from sta. 10+75 to sta. 14+25.
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 variances 1-3 because the topography of the site restricts compliance with the Subdivision Regulations

Staff Recomm. (Full): APPROVE the concept plan subject to 9 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Obtaining a street connection permit from the Tenn. Dept. of Transportation.
4. Place a note on the final plat that lot 1 will have access via the internal street system only.
5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102).
6. Meeting all requirements of the approved Use-on-Review development plan.
7. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.
8. Final approval of the rezoning of this site to Planned Residential at 1-3 du/ac.
9. Review and approval of the grading plan for this site by the gas pipeline owners before any grading or other land disturbance begins on this site.

Comments: This is a 13.14 acre site that is being divided into 35 lots. The rezoning of the property to PR (Planned Residential) will be heard by the Knox County Commission on January 26, 2004. A large natural gas distribution pipeline crosses this site. The owners of this pipeline must review and approve the grading plan for this project prior to commencing any grading on the property.

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 zoning and subdivision development in the area.

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 PR (Planned Residential) 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.
3. The recommended density of this site is 1-3 dwelling unit per acre. The proposed 2.67 du/ac is within the permitted zoning density recommended by MPC.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The proposed development density of 2.67 du/ac is consistent with the Sector Plan and the other development found in the area.

MPC Action:

Approved

MPC Meeting Date: 1/8/2004

Details of MPC action:

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Summary of MPC action:

APPROVE variances 1-3 because the topography of the site restricts compliance with the Subdivision Regulations
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Date of MPC Approval:

1/8/2004

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: