

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 1-SH-05-C **Related File Number:**
Application Filed: 12/12/2004 **Date of Revision:**
Applicant: JOHN SECREST
Owner: ARLINGTON RIDGE DEV.

PROPERTY INFORMATION

General Location: North side of Pleasant Gap Dr., northeast side of Andersonville Pk.
Other Parcel Info.:
Tax ID Number: 18 137 **Jurisdiction:** County
Size of Tract: 111.2 acres
Accessibility: Access is via Pleasant Gap Rd., a collector street with a pavement width of 20' within a 40' right-of-way at this location. Additionally, the site has frontage on Andersonville Pk.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned A agricultural. Development consists of single family dwellings generally on lots that are greater than one acre in size.
Proposed Use: Detached single family subdivision **Density:**
Sector Plan: North 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: 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: Arlington Ridge Subdivision

Surveyor: Robert G. Campbell and Associates

No. of Lots Proposed: 24 **No. of Lots Approved:** 0

Variations Requested:

1. Horizontal curve variances from 250' to 150' at sta 11+83, 20+53 & 27+62 of Road A
2. Horizontal curve variances from 250' to 200' at sta 67+36 & 69+10 and from 250' to 137.5' at sta 67+36 of Road C
3. Reverse curve tangent variances from 50' to 23.38' at sta. 12+68, from 50' to 33.79' at sta 21+20 & from 50' to 33.57' at sta 28+50 of Road A
4. Vertical curve variances from 150 to 100' at sta 10+50, from 331.25' to 275' at sta 12+50 & from 387.5' to 325' at sta 24+25 of Road A
5. Vertical curve variances from 120' to 100' at sta 40+50 & from 475' to 400' at sta 43+00 of Road B
6. Vertical curve variance from 269.5' to 250' at sta 71+00 of Road C

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 1-6 because the existing site topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

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. Meeting all applicable requirements of the Knox County Health Dept.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
5. Place a note on the final plat that access to all lots will only be the internal road system.
6. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions at the entrance to this development looking onto Pleasant Gap Rd.
7. Place a note on the concept plan that all of the grades at each intersection that are less than 3% have been reviewed and approved by the Knox County Dept. of engineering and Public Works.
8. Prior to final plat approval establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the joint permanent easements and any other commonly held assets such as the common areas shown on the concept plan and for the payment of the property taxes on these commonly held assets.
9. A final plat based on this concept plan will not be accepted for review by MPC until certification

Comments:

The applicant is proposing a detached single family subdivision that will contain 24 lots on this 112 acre site. The lots will range in size from 2 to 12 acres. The site is located within the Rural area as designated on the Knoxville/Knox County Growth Plan. Development of this site at the proposed density complies with requirements of the Growth Plan.

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 service is in place to serve this site.
2. Sewage disposal will be via individual septic fields as approved by the Knox County Health Dept.
3. The proposed detached single-family subdivision is consistent in use and density with the 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 A (Agricultural) Zone and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the North County Sector Plan and the Growth Policy Plan which propose rural density residential uses.

MPC Action: Approved

MPC Meeting Date: 1/13/2005

Details of MPC action:

Summary of MPC action: APPROVE variances 1-6 because the existing site topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

APPROVE the concept plan subject to 9 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: