# **CASE SUMMARY**

APPLICATION TYPE: SUBDIVISION

**CONCEPT PLAN** 

File Number: 10-SA-13-C Related File Number:

**Application Filed:** 9/4/2013 **Date of Revision:** 

Applicant: M & M PARTNERS



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

#### PROPERTY INFORMATION

General Location: East side of George Light Rd., north side of Rather Rd.

Other Parcel Info.:

Tax ID Number: 89 173 Jurisdiction: County

Size of Tract:

Access is via George Light Rd., a local street with a pavement width of 14' to 16' within a 40' wide right-

of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Developing subdivision

Surrounding Land Use: The area on the east side of Pellissippi Pkwy. is developed primarily with agricultural and rural

residential uses, under A zoning. The site is within the Technology Overlay along the Pellissippi corridor. A technology type business is developed adjacent to this site to the southeast under BP/TO.

Proposed Use: Elimination of previously approved condition Density: 3.58 du/ac

Sector Plan: Northwest 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)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

10/4/2013 12:25 PM Page 1 of 3

**Requested Plan Category:** 

### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Pellissippi Village

No. of Lots Proposed: 0 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 request to alter condition #4 of 6-SB-11-C to permit widening of George Light Rd. to 18

ft. rather than 20 ft. as previously approved subject to 2 conditions

Staff Recomm. (Full):

1. The applicant widening George Light Rd. from the northern boundary of lot 46 to the intersection with Rather Rd. to a minimum width of 18'. The widening is to be done with the approval of and under

the supervision of the Knox County Dept. of Engineering and Public Works.

2. Meeting all other conditions of approval of 6-SB-11-C:

A. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

B. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)

C. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

D. Prior to certification of the final plat for the subdivision, establishing a property owners association for the purpose of maintaining the storm water drainage system.

E. Certification on the final plat by the applicant's engineer that there is 300' of sight distance at the proposed subdivision entrance at George Light Rd.

F. Place a note on the final plat that all lots except lots 45 and 46 will have access from the internal road system only

G. Provide a 10' wide side yard setback for lots 2-6 and 42-44 unless a detailed grading plan for those lots is approved by the Knox County Dept. of Engineering and Public Works that will permit the 5' side yard setback as requested

H. 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.

of design plan has been submitted to MPC staff

The applicant received approval of a concept plan for 46 lots on this 12.87 acre site at the June 2011 MPC meeting. At present, George Light Road is only 14' to 16' feet wide. It is the practice of MPC to require road widening when the existing road(s) are less that 18' wide. As a condition of approval, MPC required the applicant to widen George Light Road from the northern boundary of proposed lot 46 back to the intersection with Rather Road to a width of 20 feet. Since that time the applicant has found that a water line is in place that will make the widening to 20 feet a practical impossibility. The Knox County Department of Engineering and Public Works is now recommending that widening of the road to 18 feet would be acceptable and would not require the water line to be under the road. To ease long

term maintenance Knox County has a policy that discourages utilities under county roads.

Action: Meeting Date: 10/10/2013

**Details of Action:** 

Comments:

**Summary of Action:** 

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

Ordinance Number: Other Ordinance Number References:

10/4/2013 12:25 PM Page 2 of 3

| Disposition of Case:        | Disposition of Case, Second Reading: |
|-----------------------------|--------------------------------------|
| If "Other":                 | If "Other":                          |
| Amendments:                 | Amendments:                          |
| Date of Legislative Appeal: | Effective Date of Ordinance:         |

10/4/2013 12:25 PM Page 3 of 3