

**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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 10-SB-17-C                      **Related File Number:** 10-F-17-UR  
**Application Filed:** 8/28/2017              **Date of Revision:**  
**Applicant:** MESANA INVESTMENTS

**PROPERTY INFORMATION**

**General Location:** Southeast side Yarnell Rd, east of Lamons Quarry Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 117 076                      **Jurisdiction:** County  
**Size of Tract:** 15.5 acres  
**Accessibility:** Access is via Yarnell Rd., a major collector street with 24' of pavement width within 55' of right-of-way.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Houses and vacant land  
**Surrounding Land Use:** This area is developed with agricultural and rural residential uses under A zoning.  
**Proposed Use:** Detached residential subdivision                      **Density:** 2.96 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

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

**Street:** 11238 Yarnell Rd  
**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:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Hope Springs  
 No. of Lots Proposed: 46      No. of Lots Approved: 0  
 Variances Requested:  
 S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds  
 Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 6 conditions.  
 Staff Recomm. (Full):  
 1. Connection to sanitary sewer and meeting any other relevant 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 Knox County (Ord 91-1-102).  
 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
 4. During design plan review, the area shown as a closed contour on the development plan must be determined to not be a sinkhole to the satisfaction of the Knox County Engineering and Public Works.  
 5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, drainage system and any recreational amenities.  
 6. 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.

**Comments:**

Action: Approved      Meeting Date: 10/12/2017

Details of Action:  
 1. Connection to sanitary sewer and meeting any other relevant 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 Knox County (Ord 91-1-102).  
 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
 4. During design plan review, the area shown as a closed contour on the development plan must be determined to not be a sinkhole to the satisfaction of the Knox County Engineering and Public Works.  
 5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, drainage system and any recreational amenities.  
 6. 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.

Summary of Action: APPROVE the Concept Plan subject to 6 conditions.

Date of Approval: 10/12/2017      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:  
 Disposition of Case:      Disposition of Case, Second Reading:  
 If "Other":      If "Other":  
 Amendments:      Amendments:  
 Date of Legislative Appeal:      Effective Date of Ordinance:

