# CASE SUMMARY

### APPLICATION TYPE: SUBDIVISION

#### CONCEPT PLAN

File Number: 10-SG-01-C Related File Number: 10-J-01-UR

Date of Revision: **Application Filed:** 9/10/2001

Applicant: **GLENNARD HARRINGTON** Owner: **GLENNARD HARRINGTON** 



Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www•knoxmpc•org

### PROPERTY INFORMATION

**General Location:** East end of Cabot Ridge Ln., east of Harvey Rd

Other Parcel Info.:

Tax ID Number: 169 PT 21 & PT 21.01 Jurisdiction: County

Size of Tract: 9.5 acres

Access is via Cabot Ridge Ln., a local street with a pavement width of 26' within a 50' right-of-way. Accessibility:

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant

**Surrounding Land Use:** Property in the area is zone A agricultural and PR residential. Development consists of single family

dwellings at rural residential densities.

**Proposed Use:** Detached single family subdivision Density: 1.78 du/ac

Sector Plan: Southwest County **Sector Plan Designation:** 

Planned Growth Area **Growth Policy Plan:** 

**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:** 

**Requested Plan Category:** 

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### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Cabot Ridge

Surveyor: LeMay & Associates

No. of Lots Proposed: 8 No. of Lots Approved: 0

Variances Requested: 1. Vertical curve variance from 177.5' to 165' at Sta. 2+00 of Cabot Hill Ln.

2. Vertical curve variance from 122.5' to `120' at Sta. 4+05 of Cabot Hill Ln.

S/D Name Change:

#### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

#### MPC ACTION AND DISPOSITION

Planner In Charge: DK

Staff Recomm. (Abbr.): APPROVE variances 1-2 due to topography, and because approval of the variances will not create a

traffic hazard

APPROVE the concept plan subject to 6 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health

Dept.

2. Compaction of the proposed fill areas per the requirements of the Knox County Dept. of Engineering

and Public Works.

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

4. Provision of a street name which is consistent with the Uniform Street Naming and Addressing

System within Knox County (Ord. 91-1-102).

5. Meeting all applicable requirements of the approved use on review.

6. A final plat application based on this concept plan will not be accepted for review by MPC until

certification of design plan has been submitted to MPC staff.

**Comments:** The developer is proposing to create 8 lots as part of this concept plan. The subject area was originally

proposed to be several long narrow lots with access to Cabot Ridge Ln. The applicant is now proposing to construct a joint permanent easement to serve these lots. Due to the steep topography in the area of the proposed joint permanent easement, staff has had the applicant's engineer prepare a grading plan. The grading plan has been reviewed by the Knox County Engineering staff. They are

recommending approval of the plan subject to compaction of the proposed fill areas meeting their

standards.

MPC Action: Approved MPC Meeting Date: 12/13/2001

**Details of MPC action:**1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health

Dept.

2. Compaction of the proposed fill areas per the requirements of the Knox County Dept. of Engineering

and Public Works.

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

4. Provision of a street name which is consistent with the Uniform Street Naming and Addressing

System within Knox County (Ord. 91-1-102).

5. Meeting all applicable requirements of the approved use on review.

6. A final plat application based on this concept plan will not be accepted for review by MPC until

certification of design plan has been submitted to MPC staff.

Summary of MPC action: APPROVE variances 1-2 due to topography, and because approval of the variances will not create a

traffic hazard

APPROVE the concept plan subject to 6 conditions

Date of MPC Approval: 12/13/2001 Date of Denial: Postponements: 10/11/01, 11/8/01

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:

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

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