

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 10-SG-04-C **Related File Number:** 10-K-04-UR
Application Filed: 9/12/2004 **Date of Revision:**
Applicant: FOX SPRINGS, LLC
Owner: TERRY PATTON

PROPERTY INFORMATION

General Location: Northeast side of Fox Rd., north of George Williams Rd.
Other Parcel Info.:
Tax ID Number: 143 111.01 OTHER: 131 165 & PT. 161 **Jurisdiction:** County
Size of Tract: 13.07 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:** 2.98 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)
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: Fox Springs Revised
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 39 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance from 225' to 135' at sta 0+85 of Road A.
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 variance 1 because the topography of the site restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

APPROVE the concept plan subject to 8 conditions

Staff Recomm. (Full):

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 if required.
4. Place a note on the final plat that all lots will have access via the internal street system only.
5. Provision of a street name which is 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. 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:

The applicant is seeking approval of a detached single family subdivision that will contain up to 39 lots. This is the second time this development has been before MPC for consideration. In January, 2004 this plan was approved with 35 lots. Since that time the applicant has purchased some additional property and is proposing to add four lots to the project. The site was rezoned to 1-3 du/ac earlier this year.

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 Ordinances.
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 dwellings per acre. The proposed 2.98 du/ac is within the permitted zoning density.

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 PR zoning approved for this site allows a density up to 3 du/ac.

which is consistent with the Sector Plan and the other development found in the area.

MPC Action:

Approved

MPC Meeting Date: 10/14/2004

Details of MPC action:

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 if required.
4. Place a note on the final plat that all lots will have access via the internal street system only.
5. Provision of a street name which is 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. 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.

Summary of MPC action:

APPROVE variance 1 because the topography of the site restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard
APPROVE the concept plan subject to 8 conditions

Date of MPC Approval:

10/14/2004

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: