CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:10-SK-06-CRelated File Number:Application Filed:9/1/5006Date of Revision:Applicant:GLENNARD HARRINGTONCommer:Owner:GLENNARD HARRINGTONCommer:

PROPERTY INFORMATION

General Location:	South side of Cabot Ridge Ln., northeast side of Harvey Rd.			
Other Parcel Info.:				
Tax ID Number:	169 1 & PART OF 21	Jurisdiction:	County	
Size of Tract:	7.5 acres			
Accessibility:	Access is via Cabot Ridge Ln., a local street with a pavement width of 26' within 50' right-of-way.			
GENERAL LAND USE INFORMATION				
Existing Land Use:	Vacant land			

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Surrounding Land Use:	Property in the area is zoned A agricultural and PR residential. Development consists of detached single family dwellings.		
Proposed Use:	Detached residential subdivision		Density: 1.78 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:





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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Cabot Ridge		
Surveyor:	LeMay & Associates		
No. of Lots Proposed:	16 No. of Lots Approved: 0		
Variances Requested:	1. Vertical curve variance from 150' to 100' at sta. 0+50 of Rockford Ln.		
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
	APPROVE the concept plan subject to 6 conditions
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Obtaining approval from Loudon County for the lots that are partially located in their jurisdiction. Meeting all requirements of the previously approved Use-on-Review development plan (12-J-03-UR) Place a note on the final plat that all lots will have access from the internal road system only. 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:	The applicant is proposing a revision to the previously approved concept plans for Cabot Ridge Subdivision. The first concept plan for this development contained 97 lots, and it was approved in 1999. Since that time the concept plan has been revised numerous times. The current revision was brought about because the previously approved concept plan approval have lapsed. MPC's approval of a concept plan remains in effect for a period of two years. In this case the applicant is requesting that MPC reapprove only a portion of the previously approved concept plan 12-SF-03-C). At present, the developer has obtained final plat approval for 71 lots. The revised concept plan proposes 16 new lots. That will bring the total number of lots within this development to 87 or 1.78 du/ac the project.
	A number of the lots that back up to Harvey Rd. are partially located in Loudon County. Action taken by MPC regarding those lots will be subject to approval, if required, by Loudon County.
	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 residential 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
	 The proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance. 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. The recommended density of this site is 1-2 dwelling units per acre. The proposed 1.78 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

	maximum density of		this property for low density residential use with a velopment density of 1.78 du/ac is consistent with the the area.	
MPC Action:	Approved		MPC Meeting Date: 10/12/2006	
Details of MPC action:				
Summary of MPC action:	APPROVE variance 1 because the topography of the site restricts compliance with the Subdivision Regulations			
	APPROVE the concept plan subject to 6 conditions			
Date of MPC Approval:	10/12/2006	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:			
LEGISLATIVE ACTION AND DISPOSITION				
Legislative Body:	Knox County Chanc	ery Court		
Date of Legislative Action:		Date of Leg	islative Action, Second Reading:	
Ordinance Number:		Other Ordir	ance Number References:	
Disposition of Case:		Disposition	of Case, Second Reading:	
If "Other":		If "Other":		
Amendments:		Amendmen	ts:	
Date of Legislative Appeal:		Effective Da	ate of Ordinance:	