# **CASE SUMMARY**

APPLICATION TYPE: SUBDIVISION

#### CONCEPT PLAN

File Number: 11-SA-03-C Related File Number:

**Application Filed:** 10/13/2003 **Date of Revision:** 

Applicant: CANNON & CANNON, INC.

Owner: ARTHUR & SANDRA SMITH



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

### PROPERTY INFORMATION

General Location: Northwest side of Choto Rd., southwest of Whitten Ln.

Other Parcel Info.:

Tax ID Number: 172 1 & 1.06 Jurisdiction: County

Size of Tract: 47.92 acres

Accessibility: Access is via Choto Rd., a local street at this location with a pavement width of 20' within a 40' right-of-

way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land

Surrounding Land Use: Property in the area is zoned A agricultural and CA commercial. Development consists of single family

dwellings and a commercial marina.

Proposed Use: Detached single family subdivision Density:

Sector Plan: Southwest County Sector Plan Designation:

Growth Policy Plan: Rural 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: A (Agricultural)

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:** Arthur A. & Sandra Smith Property

Surveyor: Cannon & Cannon

No. of Lots Proposed: 8 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 concept plan subject to 6 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

- 2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
- 3. All compaction testing of the proposed joint permanent easement to be in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
- 4. Meeting all applicable requirements of the Knox County Health Dept.
- 5. Certification on the final plat by the owner's engineer that there is 300' of sight distance in both directions on Choto Rd.
- 6. 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.

Comments:

The applicants are proposing to divide this 47.9 acre site into 8 lots. Lots will range in size from 3.02 acres to 11.5 acres. Sewage disposal will be accomplished with the installation of a septic system for each lot. Development of this site as proposed will be compatible with the surrounding development.

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, and the Knox County Health Dept. has approved this site for subsurface sewage disposal systems.
- 2. The proposed detached single family subdivision is consistent in use and intensity with the recent zoning and subdivision development in the area.
- 3. Access to the lots in this project will be limited to the internal street system.

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 A (Agricultural) Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed subdivision 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 nonresidential traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector permits rural residential development to occur on this site. Development of this site as proposed conforms to the Sector plan.

MPC Action: Approved MPC Meeting Date: 11/13/2003

**Details of MPC action:** 

Summary of MPC action: APPROVE the concept plan subject to 6 conditions

Date of MPC Approval: 11/13/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

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# 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:

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