

# 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:** 11-SA-04-C                      **Related File Number:** 11-D-04-UR  
**Application Filed:** 10/8/2004              **Date of Revision:**  
**Applicant:** RON WORLEY  
**Owner:** WORLEY BUILDERS, INC RON WORLEY

## PROPERTY INFORMATION

**General Location:** East of Cate Rd., east of Lexi Landing Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 66 99.02                      **Jurisdiction:** County  
**Size of Tract:** 8.2 acres  
**Accessibility:** Access is via Hugh Willis Rd., a local street within a previously approved unit of Lexi Landing Subdivision with a pavement width of 26' within a 50 right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** Property in the area is zoned PR residential and A agricultural. Development in the area consists of single family dwellings.  
**Proposed Use:** Detached single family subdivision                      **Density:** 3.42 du/ac  
**Sector Plan:** Northwest 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) pending  
**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:** Lexi Landing Phase 5  
**Surveyor:** Church  
**No. of Lots Proposed:** 28      **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 8 conditions  
**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. In areas where the cut slopes exceed a two to 1 grade, an engineered slope stabilization plan must be approved by the Knox County Dept. of Engineering and Public Works
3. Provision of a sight distance easement across lot 11 per the requirements of the Knox County Dept. of Engineering and Public Works.
4. Meeting all requirements of the approved use on review development plan.
5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
6. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
7. Approval of the rezoning by the Knox County Commission to PR (Planned Residential) at an appropriate density to accommodate this development.
8. 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:** This is another phase of the previously approved Lexi Landing Subdivision. This unit will divide 8.2 acres into 28 lots. The applicant submitted a grading plan as part of the information for staff to review. Due to the steep cut slopes that are proposed in some areas, staff will require that an engineered slope stabilization plan be reviewed and approved by the Knox County Dept. of Engineering and Public Works.

### **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 water and sewer utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning recommendation.

### **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 a PR Zone and all other requirements of the Zoning Ordinance.
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.

### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The proposed development is consistent with the Northwest County Sector Plan proposal of low density residential uses. The PR zoning recommended for this site will allow a density up to 3.5 du/ac. At a proposed density of 3.42 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

**MPC Action:** Approved

**MPC Meeting Date:** 11/10/2004

**Details of MPC action:**

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. In areas where the cut slopes exceed a two to 1 grade, an engineered slope stabilization plan must be approved by the Knox County Dept. of Engineering and Public Works
3. Provision of a sight distance easement across lot 11 per the requirements of the Knox County Dept. of Engineering and Public Works.
4. Meeting all requirements of the approved use on review development plan.
5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
6. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
7. Approval of the rezoning by the Knox County Commission to PR (Planned Residential) at an appropriate density to accommodate this development.
8. 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.

**Summary of MPC action:** APPROVE the concept plan subject to 8 conditions

**Date of MPC Approval:** 11/10/2004

**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:**