

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 11-SA-05-C                      **Related File Number:**  
**Application Filed:** 9/14/2005              **Date of Revision:**  
**Applicant:** CMH PARKS, INC.  
**Owner:** CMH PARKS, INC.

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  
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### PROPERTY INFORMATION

**General Location:** East side of Stormer Rd., south of E. Emory Rd., north of Cupboard Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 29 149 & 029FA010-022                      **Jurisdiction:** County  
**Size of Tract:** 55.7 acres  
**Accessibility:** Access is via Stormer Rd., a minor collector street with a 20' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Residences / A (Agricultural), RA (Low Density Residential) & CA (General Business)  
South: Residences / RA (Low Density Residential)  
East: Residence and vacant land / A (Agricultural)  
West: Residences / RA (Low Density Residential)  
**Proposed Use:** Detached single-family subdivision                      **Density:** 2.89 du/ac  
**Sector Plan:** Northeast 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:** RA (Low Density 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:** Clayton Crossing  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 161      **No. of Lots Approved:** 161  
**Variances Requested:** None  
**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Tom Brechko  
**Staff Recomm. (Abbr.):** APPROVE the Concept Plan for up to 161 lots subject to 11 conditions:  
**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Required street improvements at the intersection of Stormer Rd. and E. Emory Rd. shall be in place prior to the subdivision of more than 35 lots out of the 161 lots approved under this concept plan. The applicant, Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation shall work out the details for the proposed improvements and identify cost responsibilities for the improvements.
4. Installation of traffic calming devices as required by the Knox County Dept. of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. Certification on the final plat by the applicant's surveyor that there is at least 300' of sight distance in both directions along Stormer Rd. at the subdivision entrance.
8. Obtaining approval from Knox County Commission for the closure of the right-of-way stub-out located between tax parcels 029FA017 & 018.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.
10. Prior to certification of a final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, recreational amenities and drainage system.
11. 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 to subdivide this 55.7 acre tract into 161 lots at a density of 2.89 du/ac. The property is zoned RA (Low Density Residential) which requires lots with a 75' lot width and a minimum area of 10,000 square feet. This proposed subdivision will be an expansion of an existing detached single-family subdivision for mobile homes. The first three units of the subdivision were developed as Stormer Estates with a total of 104 lots. The subdivision name has been changed to Clayton Crossing.

The original concept plan for this portion of the subdivision has expired requiring the new concept plan application. The original concept plan approval had required improvements to Stormer Rd. and the intersection of Stormer Rd. and E. Emory Rd. Based on the original approval, Stormer Rd. was widened to 20' from the entrance to the subdivision north to E. Emory Rd. Intersection improvements at E. Emory Rd. were required prior to the subdivision of more than 139 lots. To date, 104 lots have been subdivided. The applicant has designated the proposed 161 lots under this concept plan as three units. The first unit is proposed at 34 lots which is the maximum number of lots that would have been allowed prior to the required intersection improvements. Staff is recommending a condition that the intersection improvements at Stormer Rd. and E. Emory Rd be in place prior to any subdivision beyond the first 35 lots.

The property included in the proposed subdivision includes a public right-of-way stub-out (located between tax parcels 029FA017 & 018) from Stormer Rd. The proposed subdivision has relocated the access point onto Stormer Rd. The applicant will be required to obtain approval from Knox County Commission for the closure of the right-of-way stub-out.

**MPC Action:** Approved

**MPC Meeting Date:** 12/8/2005

- Details of MPC action:**
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**Summary of MPC action:** APPROVE the Concept Plan for up to 161 lots subject to 11 conditions:

**Date of MPC Approval:** 12/8/2005      **Date of Denial:**      **Postponements:** 11/10/2005

**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:**