CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SC-05-C Related File Number:

Application Filed: 10/7/2005 **Date of Revision:**

Applicant: STERLING ENGINEERING

Owner: SAMUEL SHORE



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: North side of Remagen Ln., North of W. Gov. John Sevier Hwy.

Other Parcel Info.:

Tax ID Number: 137 43.07 Jurisdiction: County

Size of Tract: 38.75 acres

Accessibility: Access is via Remagen Ln., a local street 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 RA and PR residential and A agricultural. Development consists of

attached and detached single family dwellings,

Proposed Use: Detached single family subdivision Density:

Sector Plan: South 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) & 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: Wildwood Gardens, Phase 5

Surveyor: Sterling Engineering

No. of Lots Proposed: 25 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 9 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 Zoning Ordinance

3. Prior to final plat approval establish a property owners association for the purpose of assessing fees for the maintenance of the drainage facilities and any other commonly held assets.

4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works

6. Provision of a street name that is consistent with the Knox County Street Naming and Addressing System 91-1-102.

7. At the time the existing Remagen Ln. is extended, remove the excess pavement and curbing from the existing cul de sac

8. Provision of a temporary turn around at the end of Road A.

9 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 38.74 acre tract into 25 lots. Due to slopes exceeding 25% grade, the applicant is showing a large portion of the site as one large tract. This large tract may be subdivided into acreage tracts the future. he property is zoned RA (Low Density Residential) which requires lots with a 75' lot width and a minimum area of 10,000 square feet. The proposed subdivision will have access from Remagen Lane, a local street with a 26' pavement width within a 50' right-of-way.

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 zoning of the property.

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 RA (Low Density Residential) zone an all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the South County Sector Plan which proposes low density residential uses.

Upon approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved MPC Meeting Date: 11/10/2005

Details of MPC action:

Summary of MPC action: APPROVE the concept plan subject to 9 conditions

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Date of MPC Approval:	11/10/2005	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publication?: Action Appealed?:		
	LEGIS	LATIVE ACTION AND D	ISPOSITION	
Legislative Body:				
Date of Legislative Action:		Date of Legis	slative Action, Second Reading:	
Ordinance Number:		Other Ordina	ance Number References:	
Disposition of Case:		Disposition of	of Case, Second Reading:	
If "Other":		If "Other":		
Amendments:		Amendments	s:	

Effective Date of Ordinance:

Date of Legislative Appeal:

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