

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SD-03-C **Related File Number:** 11-N-03-UR
Application Filed: 10/13/2003 **Date of Revision:**
Applicant: EAGLE BEND PROPERTIES
Owner: EAGLE BEND REALTY



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PROPERTY INFORMATION

General Location: South side of Yarnell Rd., west of Lovell Rd.
Other Parcel Info.:
Tax ID Number: 117 97 & 103 OTHER: 118 25.05 & 25.06 **Jurisdiction:** County
Size of Tract: 2.5 acres
Accessibility: Access is via Yarnell Rd., a collector street with a pavement width of 19' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned A Agricultural and TO Technology Overlay. Development in the area consists of single family dwellings.
Proposed Use: Detached single family subdivision **Density:** 2.92 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) & 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: Franklin Creek, Phase 2
Surveyor: Sullivan
No. of Lots Proposed: 7 **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 Dept. of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
3. Meeting all requirements of the previously approved concept subdivision plan 4-SF-03-C.
4. Final approval of the rezoning of this site to Planned Residential at 2.92 du/ac or greater.
5. Meeting all requirements of the approved use on review development plan.
6. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: 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 single-family subdivision is consistent in use and density with the recent rezonings. Other subdivision development in the area has occurred under the A (Agricultural) Zoning District.
3. Access to this project will be limited to Yarnell Rd. via the internal road system of the project.

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 (Planned Residential) 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.
3. The MPC approved zoning density of this site is 1 - 4 dwellings per acre for the 2.4 acres contained in this phase of the development. The proposed 2.92 du/ac does not exceed the proposed zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan as amended identifies the majority of this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for that area allows a density up to 4 du/ac. At a proposed density of 2.92 du/ac, the proposed subdivision is consistent with the Sector Plan and approved zoning density and the proposed amendments.

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

Details of MPC action:
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
3. Meeting all requirements of the previously approved concept subdivision plan 4-SF-03-C.
4. Final approval of the rezoning of this site to Planned Residential at 2.92 du/ac or greater.
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6. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to the MPC staff.

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?:**

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: