CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 12-SB-06-C **Related File Number: Application Filed:** 11/6/2006 Date of Revision: Applicant: **ROBERT CAMPBELL & ASSOCIATES** Owner: ARLINGTON RIDGE DEV.

PROPERTY INFORMATION

General Location:	North side of Highlands Woods Wy., north of Pleasant Gap Re	d.	
Other Parcel Info.:			
Tax ID Number:	11 01304 OTHER: 019 001 & 00106	Jurisdiction:	County
Size of Tract:	53.6 acres		
Accessibility:	Access is via Pleasant Gap Rd., a collector street with a pavement width of 20' within a 40' right-of-way at this location. Additionally, the site has frontage on Andersonville Pk.		

	E INFORMA	

Existing Land Use: Vaca	ant land
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Surrounding Land Use:	Property in the area is zoned A agricultural. Development consists of single family dwellings generally on lots that are greater than one acre in size.		
Proposed Use:	Detached residential subdivision		Density:
Sector Plan:	North 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:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:



400 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•215•2068 www•knoxmpc•org

A (Agricultural)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Arlington Ridge, Phase 2	
Surveyor:	Robert G. Campbell and Associates	
No. of Lots Proposed:	4 No. of Lots Approved: 0	
Variances Requested:	 Horizontal curve variance from 250' to 150' at sta. 14+46 of Deer Grove Way Horizontal curve variance from 250' to 110' at sta. 17+82 of Deer Grove Way Horizontal curve variance from 250' to 200' at sta. 19+88 of Deer Grove Way Horizontal curve variance from 250' to 150' at sta. 34+35 of Highland Woods Way Variance to tangent length connecting curves 11 and 12 from 50' to 0' on Deer Grove Way 	

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 variances 1-5 because the existing site topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard
	APPROVE the concept plan subject to 7 conditions
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. Note on the final plat that the Minimum Floor Elevation for lots 27 and 28 is 890.2" Provision of stream buffers as required by the Knox Dept. of Engineering and Public Works Meeting all applicable requirements of the Knox County Health Dept. Prior to final plat approval establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the joint permanent easements and any other commonly held assets such as the common areas shown on the concept plan and for the payment of the property taxes on these commonly held assets. A final plat based on this concept plan will not be accepted for review by MPC until certification
Comments:	This applicant received approval in 2005 to divide 112 acres into 24 lots. The developer is now adding 56 acres to the site. This acreage will be divided into four lots. The lots will range in size from 3 to 12 acres. The site is located within the Rural area as designated on the Knoxville/Knox County Growth Plan. Development of this site at the proposed density complies with requirements of the Growth Plan.
	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 service is in place to serve this site.
	 Sewage disposal will be via individual septic fields as approved by the Knox County Health Dept. The proposed detached residential subdivision is consistent in use and density with the development in the area.
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE
	1. The proposed detached residential subdivision meets the standards for development within the A (Agricultural) Zone and all other requirements of the Zoning Ordinance.
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
	1. The proposed development is consistent with the North County Sector Plan and the Growth Policy Plan which propose rural density residential uses.
MPC Action:	Approved MPC Meeting Date: 12/14/2006
Details of MPC action:	
Summary of MPC action:	APPROVE variances 1-5 because the existing site topography restricts compliance with the Subdivision

 APPROVE the concept plan subject to 7 conditions

 Date of MPC Approval:
 12/14/2006
 Date of Denial:
 Postponements:

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

 LEGISLATIVE ACTION AND DISPOSITION

 Legislative Body:
 Knox County Chancer Court

 Date of Legislative Action:
 Date of Legislative Action, Second Reading:

 Ordinance Number
 Other Ordinance Number

Regulations, and the proposed variances will not create a traffic hazard

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: