

**CASE SUMMARY**  
**APPLICATION TYPE: SUBDIVISION**  
**CONCEPT PLAN**

**KNOXVILLE·KNOX COUNTY**  
**M P C**  
**METROPOLITAN**  
**P L A N N I N G**  
**COMMISSION**  
**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:** 12-SC-01-C **Related File Number:**  
**Application Filed:** 11/13/2001 **Date of Revision:**  
**Applicant:** TERRY PATTON  
**Owner:** TERRY PATTON

**PROPERTY INFORMATION**

**General Location:** West and south side of Union School Rd., south of Hammer Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 72 PT. 113 **Jurisdiction:** County  
**Size of Tract:** 17.75 acres  
**Accessibility:** Access is via Union School Rd., a local street with a pavement width of 16' - 17' within a 40' right-of-way.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** 3 single family dwellings and vacant  
**Surrounding Land Use:** Property in the area is zoned A agricultural and CA commercial. Development consists of single family dwellings in a rural setting. Three billboards are on this site.  
**Proposed Use:** Detached single family subdivision **Density:**  
**Sector Plan:** East County **Sector Plan Designation:**  
**Growth Policy Plan:** Urban 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:** A (Agricultural) & CA (General Business)  
**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: Union School Acres  
Surveyor: LeMay & Associates  
No. of Lots Proposed: 8 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: DK  
Staff Recomm. (Abbr.): APPROVE the concept plan subject to 8 conditions

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Health Dept.
  2. Prior to final plat approval, certification by the applicant's engineer that there is 300' of sight distance in both directions at the proposed driveway locations for lots 1 and 8.
  3. Prior to final plat approval, establish a sight distance easement across proposed lot #4 on the east side of Union School Rd. ,as shown on the concept plan.
  4. Prior to final plat approval, remove the two billboards located on the Agricultural zoned portion of the site or have the Knox County Code Administration Dept. submit a letter to staff stating they have determined the billboards to be legal pre-existing nonconforming uses.
  5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
  6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
  7. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to MPC staff.
  8. Place a note on the final plat that states any further subdivision of this property will require the widening of Union School Road consistent with the requirements of the Knox County Dept. of Engineering and Public Works.

Comments: This application has been on the MPC agenda since December, 2001. The soils evaluation for the use of septic facilities has resulted in the reduction from fifteen lots to eight lots. Due to the reduction in lots, the redesign has eliminated the need for a joint permanent easement and a number of variances that would have been necessary in order to act on the previous plan. Staff still has concerns regarding the sight distance at the driveway locations for lots 1 and 8. Prior to final plat approval, the applicant's engineer will be required to certify 300' of sight distance at the driveway location for the two lots in question.

The site contains three billboards. One of the signs is located in an area of the site that is zoned CA commercial. Billboards are a permitted use in the CA Zone. The other two billboard are located on portions of the site that are zoned A agricultural. Billboards are not a permitted use in the Agricultural zone. Staff will not recommend approval of the final plat for this development until the two billboards on the Agricultural portion of the site are removed or they are determined to be legal pre-existing nonconforming uses by the Knox County Code Administration Dept.

The current proposal of 8 large lots on this site are not expected to have any negative impact on the 17' wide Union School Road. Staff will require the applicant to widen this road if further subdivision of the property is proposed in the future. It has been the practice of the staff to require road improvements when the existing street serving a subdivision is less than 18' in width.

MPC Action: Approved MPC Meeting Date: 3/14/2002

- Details of MPC action:
1. Meeting all applicable requirements of the Knox County Health Dept.
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  3. Prior to final plat approval, establish a sight distance easement across proposed lot #4 on the east side of Union School Rd. ,as shown on the concept plan.
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design plan approval has been submitted to MPC staff.

8. Place a note on the final plat that states any further subdivision of this property will require the widening of Union School Road consistent with the requirements of the Knox County Dept. of Engineering and Public Works.

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

**Date of MPC Approval:** 3/14/2002

**Date of Denial:**

**Postponements:** 12/13/2001-  
2/14/2002

**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:**