

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

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  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 12-SC-09-C                      **Related File Number:**  
**Application Filed:** 10/26/2009              **Date of Revision:**  
**Applicant:** SADDLEBROOK, LLC

### PROPERTY INFORMATION

**General Location:** Southwest side of Gray Hendrix Rd., northwest of Byington-Solway Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 90 162.01                      **Jurisdiction:** County  
**Size of Tract:** 10.99 acres  
**Accessibility:** Access is via Gray Hendrix Rd., a local street with a pavement width of 17' to 19' within a 40' right-of-way or Hodge Rd., a local street with a pavement width of 11' - 12' within a 30' wide right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:** Zoning in the area consists of I industrial, A agricultural & RA residential. Development in the area consists of detached dwellings and a mobile home park  
**Proposed Use:** Detached residential subdivision                      **Density:** 3.71 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:** PR (Planned 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:** Ashley Meadows  
**No. of Lots Proposed:** 42      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Reverse curve tangent variance from 50' to 0' at sta 1+45.29 of Road A.  
**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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

APPROVE the concept plan subject to 10 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 is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Certification on the final plat by the applicant's engineer that there is 300' of sight distance at the proposed subdivision entrance on Gray Hendrix Rd. and at the proposed driveway location for lot 42
5. Prior to certification of the final plat for the subdivision, establishing a property owners association for the purpose of maintaining the storm water drainage system.
6. Place a note on the final plat that all lots excepts lot 42 will be access from the internal road system only
7. Provision of traffic calming as shown on the plan and as may be required by the Knox County Dept. of Engineering and Public Works
8. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
9. Provision of stream buffers as required by the Knox County Dept. of Engineering and Public Works and the Tenn. Dept. of Environment and Conservation
10. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

**Comments:** This same applicant received approval of this concept subdivision plan and use on review in 2007 (8-SB-07-C). If no final plats are approved for a project, the concept plan is good for up to two years. The approved concept subdivision is timed out because the applicant did not submit any final plats for review for this project in the allotted time.

**Action:** Approved      **Meeting Date:** 12/10/2009

**Details of Action:**

**Summary of Action:** APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

APPROVE the concept plan subject to 10 conditions

**Date of Approval:** 12/10/2009      **Date of Denial:**      **Postponements:**

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

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Chancery Court

**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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**