

# 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**

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**File Number:** 12-SF-03-C                      **Related File Number:** 12-J-03-UR  
**Application Filed:** 11/10/2003              **Date of Revision:**  
**Applicant:** GLENNARD HARRINGTON  
**Owner:** GLENNARD HARRINGTON

## PROPERTY INFORMATION

**General Location:** East side of Harvey Rd., south side of Rockford Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 169 021                      **Jurisdiction:** County  
**Size of Tract:** 9.63 acres  
**Accessibility:** Access is via Cabot Ridge Ln. and Ridgepath Ln. Both are classified as local streets and have a pavement width of 26' within 50' rights-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** Property in the area is zoned A agricultural and PR residential. Development consists of detached single family dwellings.  
**Proposed Use:** Detached single family subdivision                      **Density:** 1.84 du/ac  
**Sector Plan:** Southwest 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:** Cabot Ridge  
**Surveyor:** LeMay & Associates  
**No. of Lots Proposed:** 23      **No. of Lots Approved:** 0  
**Variances Requested:**  
1. Intersection grade variance from 1% to 2% at Rockford Ln. and Cabot Ridge Ln.  
2. Intersection grade variance from 1% to 2% at Rimrock Rd. and Ridgepath Ln.  
3. Property line radius from 25' to 0' at sta. 0+00 of Rimrock Rd.  
4. Cul de sac transition radius from 75' to 25' on Rimrock Rd.  
5. Vertical curve variance from 150' to 100' at sta. 0+50 of Rockford Ln.  
**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 topography of the site restricts compliance with the Subdivision Regulations  
  
APPROVE the concept plan subject to 6 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 Department of Engineering and Public Works.  
3. Obtaining approval from Loudon County for the lots that are partially located in their jurisdiction.  
4. Meeting all requirements of the approved Use-on-Review development plan.  
5. Place a note on the final plat that all lots will have access from the internal road system only.  
6. 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 a revision to the previously approved concept plans for Cabot Ridge Subdivision. The first concept plan for this development contained 97 lots, and it was approved in 1999. Since that time the concept plan has been revised numerous times. At present, the developer has obtained final plat approval for 69 lots. The revised concept plan proposes 23 new lots. That will bring the total number of lots within this development to 92 or 1.84 du/ac the project.  
  
The plan calls for the construction of a new road that was not in the previously approved concept plan. The construction of the new road will require the resubdivision of lots 18 & 19 of Unit 1 of this project. A 20' front yard setback will be established between the dwelling on lot 17 and the proposed right-of-way of Rimrock Rd.  
  
A number of the lots that back up to Harvey Rd. are partially located in Loudon County. Action taken by MPC regarding those lots will be subject to approval by Loudon County.  
  
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 zoning and subdivision development in the area.  
  
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 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 recommended density of this site is 1-2 dwelling units per acre. The proposed 1.84 du/ac is within the permitted zoning density.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The proposed development density of 1.84 du/ac is consistent with the Sector Plan and the other development found in the area.

**MPC Action:** Approved

**MPC Meeting Date:** 1/8/2004

**Details of MPC action:**

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**Summary of MPC action:** APPROVE variances 1-5 because the topography of the site restricts compliance with the Subdivision Regulations  
APPROVE the concept plan subject to 6 conditions

**Date of MPC Approval:** 1/8/2004

**Date of Denial:**

**Postponements:** 12/11/2003

**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:**