

# 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-SJ-00-C                      **Related File Number:**  
**Application Filed:** 11/14/2000            **Date of Revision:**  
**Applicant:** BJJ PARTNERSHIP  
**Owner:** BJJ PARTNERSHIP

### PROPERTY INFORMATION

**General Location:** East side of Martin Mill Pike, south of Rhea Road  
**Other Parcel Info.:**  
**Tax ID Number:** 168 2, 2.01, 2.02, 2.03, OTHER: 2.04, 2.06, 2.08 & 2.09    **Jurisdiction:** County  
**Size of Tract:** 144.68 acres  
**Accessibility:** Access is via Martin Mill Pike, a minor arterial road with pavement width of 17' - 18' within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** Property in the area is zoned A (Agricultural) and developed with single-family dwellings in a rural setting.  
**Proposed Use:** Detached single-family dwellings                      **Density:** 0.069 du/ac  
**Sector Plan:** South 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:** A (Agricultural)  
**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:** Whippoorwill Hollow Subdivision  
**Surveyor:** Stroud  
**No. of Lots Proposed:** 10      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Reduction of right-of-way width for Deer Trot Lane from 50' to 40'.  
2. Reduction of pavement width from 26' to 22' without curbs or catch basins.  
**S/D Name Change:**

## **OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

## **MPC ACTION AND DISPOSITION**

**Planner In Charge:** TPB  
**Staff Recomm. (Abbr.):** APPROVE variances 1 & 2 because of the conversion of previously approved (concept & design plans) joint permanent easements to public streets and proposed variances will not create a traffic hazard.  
**Staff Recomm. (Full):** APPROVE the Concept Plan subject to 8 conditions.  
1. Meeting all applicable requirements of the Knox County Health Department.  
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).  
3. Place a note on the final plat that lot 1 will have access from the internal road system only.  
4. For the infrastructure improvements for the first phase of the subdivision to be accepted by the County, the following changes will be required: a) Upgrading the existing paved section of the streets with the addition of 1 1/2" of asphalt over the existing pavement; b) Replacing the existing drainage pipes (headwalls may be required) as per County specifications; and c) Providing street and traffic control signs as per County specifications.  
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.  
6. Prior to or as part of the final plat approval for the subdivision, transfer the ownership of the 25' wide lot extension from Lot 4 out to Martin Mill Pike, back to the original owners.  
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
8. 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 MPC Staff.

With the conditions noted, the request meets all requirements for approval of a concept plan.

**Comments:** The concept plan for this development was originally reviewed and approved by the MPC on 12/9/99. The subdivision was to be served by joint permanent easements with paved streets. Some of the lots in the subdivision had been previously subdivided by deed with out the benefit of a survey. When the application was filed for final plat approval, one of the property owners refused to sign the plat and joint permanent easement documents. The applicant has resubmitted the concept plan requesting that the streets be accepted as public streets. Since the streets for the first phase of the subdivision have already been paved, core samples were taken to determine if the streets comply with County street design standards. The test results showed that the streets do not comply with County standards. The Knox County Dept. of Engineering and Public Works has worked out the details with the applicant on the improvements needed to bring the existing paved streets up to standards for public streets. The streets for the balance of the subdivision will have to comply with all subdivision design standards (with the stated variances).

**MPC Action:** Approved      **MPC Meeting Date:** 2/8/2001

**Details of MPC action:**

**Summary of MPC action:** APPROVE variances 1 & 2 because of the conversion of previously approved (concept & design plans) joint permanent easements to public streets and proposed variances will not create a traffic hazard.  
APPROVE the Concept Plan subject to 8 conditions.

**Date of MPC Approval:** 2/8/2001      **Date of Denial:**      **Postponements:** 12/14/00, 1/11/01

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

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**