CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 2-SA-06-C Related File Number: 2-E-06-UR

Application Filed: 1/9/2006 Date of Revision:

Applicant: VISTA HILLS

Owner: QUINT BOURGEOIS



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

PROPERTY INFORMATION

General Location: Northwest side of Fox Ridge Dr., northwest end of Wade Crest Ln.

Other Parcel Info.:

Tax ID Number: 46 133.02, 046NC029-031 & OTHER: PART OF MAP 046 Jurisdiction: County

Size of Tract: 1.86 acres

Access is via Fox Ridge Dr., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use: North: Residences / A (Agricultural)

South: Residences, Vista Hills - Unit 1 / PR (Planned Residential) East: Vacant land, Vista Hills - Unit 2 / PR (Planned Residential)

West: Residence / A (Agricultural)

Proposed Use: Detached single-family subdivision Density: 2.55 du/ac

Sector Plan: North 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) & PR (Planned Residential) Pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

1/31/2007 12:33 PM Page 1 of 3

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Vista Hills
Surveyor: Sullivan

No. of Lots Proposed: 6 No. of Lots Approved: 6

Variances Requested: None

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 8 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 are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works
- 4. Recording the final plat of Unit 2 of the Subdivision prior to approval of the final plat for Unit 3.
- 5. Obtaining final plat approval for the resubdivision of Lots 29-31 of Unit 1 and Lots 32-34 of Unit 2 of the Subdivision.
- 6. The existing accessory building on Lot 1 will have to be removed before the area identified as Lots 1-3 can be subdivided.
- 7. Meeting all requirements of the approved use on review development plan.
- 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 the MPC staff.

Comments: The applicant is proposing to subdivide a 1.86 acre parcel into 6 lots as Unit 3 of Vista Hills

Subdivision. The property was recommended for a rezoning to PR (Planned Residential) at a density of 1-3 du/ac by the Planning Commission on January 12, 2006. The Knox County Commission will consider the rezoning request on February 27, 2006. The subdivision will be served by a public street connecting to Fox Ridge Dr.

This proposed subdivision will also involve the resubdivision of Lots 29-31 of Unit 1 of the Subdivision and Lots 32-34 of Unit 2 of the Subdivision. All of the property is under the ownership of the applicant except for Lot 29. The proposed resubdivision will utilize a portion of Lot 30 for the public street with the remaining portions of the lot to be added to Lot 29 and 31. With the addition of Unit 3 of the

Subdivision, the overall density for Vista Hills will be 2.55 du/ac.

MPC Action: Approved MPC Meeting Date: 2/9/2006

Details of MPC action:1. Connection to sanitary sewer and meeting any other relevant 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 (County Ord. 91-1-102).
- 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4. Recording the final plat of Unit 2 of the Subdivision prior to approval of the final plat for Unit 3.
- 5. Obtaining final plat approval for the resubdivision of Lots 29-31 of Unit 1 and Lots 32-34 of Unit 2 of the Subdivision.
- 6. The existing accessory building on Lot 1 will have to be removed before the area identified as Lots 1-3 can be subdivided.
- 7. Meeting all requirements of the approved use on review development plan.
- 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 the MPC staff.

Summary of MPC action: APPROVE the Concept Plan subject to 8 conditions:

Date of MPC Approval: 2/9/2006 Date of Denial: Postponements:

1/31/2007 12:33 PM Page 2 of 3

LEGISLATIVE ACTION AND DISPOSITION	
egislative 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:
f "Other":	If "Other":

Amendments:

Date of Withdrawal:

Amendments:

Date of Legislative Appeal:

Withdrawn prior to publication?: \square Action Appealed?:

Effective Date of Ordinance:

1/31/2007 12:33 PM Page 3 of 3