# **CASE SUMMARY**

## APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**

File Number: 2-SC-02-C Related File Number: 2-K-02-UR

Application Filed: 1/14/2002 Date of Revision:

Applicant: DELBERT MORGAN

Owner: DELBERT MORGAN



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

## PROPERTY INFORMATION

**General Location:** North side of Tazewell Pk., north side of Knowland Ln.

Other Parcel Info.:

Tax ID Number: 5 052 OTHER: 005LA 008 Jurisdiction: County

Size of Tract: 105.3 acre

Access is via Knowland Ln., a local street with a pavement width of 26' within a 50' right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use: Property in the area is zoned RA and RB residential, CA commercial and A agricultural. Development

consists of single family dwellings and a convenience store.

Proposed Use: Detached single family subdivision Density: .40 du/ac

Sector Plan: Northeast 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: PR (Planned Residential) & RB (General Residential)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

Requested Plan Category:

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# SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Graveston Estates

Surveyor: Robert G. Campbell and Associates

No. of Lots Proposed: 42 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:

Staff Recomm. (Abbr.): APPROVE the concept plan subject to 9 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Health Dept.

- 2. Placing a note on the final plat that no buildings will be located within 50' of the hatched contour area (sinkhole).
- 3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (ord. 91-1-102).
- 4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
- 5. Meeting all applicable requirements and obtaining all necessary permits from the Tenn. Dept. of Environment and Conservation.
- 6. 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.
- 7. Meeting all requirements of the approved use on review development plan.
- 8. Recording the deeds for lots 26 and 27 in both Knox and Union Counties.
- 9. Combining the remnant portion of Lot 8 in Graveston Estates with an adjoining lot.

**Comments:** The applicant is proposing to divide a 105 acre site into 42 lots. None of the lots are less than one acre in size. Approximately 20 acres of the site is located in Union County. The Union County portion of the

property is included in two of the proposed lots. Staff will require the deeds for those two lots be

recorded in both Union and Knox Counties.

Access to the site is through a vacant lot in Graveston Estates Subdivision. The lot is located on a cul de sac approximately 800' north of Tazewell Pk. The preferred access to this property would be from Tazewell Pk. The property has very limited frontage on Tazewell Pk. No safe location for access to the site can be provided along this limited frontage. The applicant has obtained the Lot in Graveston Estates as the only viable access point to this property. The realtor has asked all adjoining property owners if they would be willing to sell the land needed to gain a safe access to Tazewell Pk. No one has agreed to sell any of the adjoining property.

Since this project will be accessed through an existing subdivision, staff is requiring the restrictive covenants for Graveston Estates be adopted as the minimum development standards for construction

in this new portion of the subdivision.

MPC Action: Denied MPC Meeting Date: 2/14/2002

Details of MPC action: DENY

Summary of MPC action: DENIED

Date of MPC Approval:

Date of Denial: 2/14/2002

Postponements:

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:

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If "Other":	If "Other"

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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