CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 2-SC-07-C Related File Number: 2-E-07-UR

Application Filed: 12/4/2006 Date of Revision:

Applicant: LARRY E. HOLT CONSTRUCTION

Owner: LARRY HOLT



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: Southeast side of Kimberlin Heights Rd., southeast of Nichols Rd.

Other Parcel Info.:

Tax ID Number: 125 06701 & 06703 Jurisdiction: County

Size of Tract: 3.22 acres

Accessibility: Access is via Kimberlin Heights Rd., a collector street with a pavement width of 20' within a 50' wide

right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence & vacant land

Surrounding Land Use: This site is surrounded by detached dwellings that have occurred under Agricultural zoning.

Proposed Use: Detached residential development Density: 2.80 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: PR (Planned Residential) pending

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: Kimberlin Heights @ Nichols Rd.

Survevor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 9 No. of Lots Approved: 0

Variances Requested: 1. Vertical curve variance from 255' to 160' at sta 1+25 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 variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.

Dept.

2. Provision of a street name and subdivision name which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).

3. Place a note on the final plat that all lots will have access from the internal street system only

4. Provide a sidewalk on one side of Street A for it's full length. The sidewalk is to be a minimum of 4' wide and constructed to meet the requirements of the Americans With Disabilities Act

5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works

6. Meeting all requirements of the approved use on review development plan

7. 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.

The applicant is proposing to subdivide this 3.22 acre tract into 9 lots with one dwelling per lot at a proposed development density of 2.80 du/ac. The site was zoned PR (Planned Residential) at 3 du/ac in 2006. Construction of a sidewalk in this project will be required becaue the site is within the "parental responsibility zone" for New Hopewell Elementary School. Due to the close proximity of the school, the parents are responsible for transporting the childen to class.

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 utilities are available to serve this site.
- 2. The proposed detached residential subdivision at a density of 2.80 du/ac, is consistent in use and density (up to 3 du/ac) with the approved and recommended zoning.
- 3. Any school age children living in this development are presently zoned to attend New hopewell Elementary, South-Doyle Middle and High Schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed detached residential 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. With direct access to a collector street, the proposed subdivision will not draw additional traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan designates this property for low density residential uses and stream protection area. The PR zoning for the site would allow a density up to 3 du/ac. At a proposed density of 2.80 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.

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Comments:

2. The site is located within the Rural Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

MPC Action: Approved MPC Meeting Date: 2/8/2007

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health

Dept.

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3. Place a note on the final plat that all lots will have access from the internal street system only

4. Provide a sidewalk on one side of Street A for it's full length. The sidewalk is to be a minimum of 4'

wide and constructed to meet the requirements of the Americans With Disabilities Act

5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works

6. Meeting all requirements of the approved use on review development plan

7. 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 variance 1 because the site's topography restricts compliance with the Subdivision

Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions:

Date of MPC Approval: 2/8/2007 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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