

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 2-SD-06-C                      **Related File Number:** 2-H-06-UR  
**Application Filed:** 1/9/2006              **Date of Revision:**  
**Applicant:** LUTTRELL CONSTRUCTION  
**Owner:** LUTTRELL CONSTRUCTION

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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

## PROPERTY INFORMATION

**General Location:** Northwest side of Tazewell Pike, west of Lambent Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 29 196                      **Jurisdiction:** County  
**Size of Tract:** 25.6 acres  
**Accessibility:** Access is via Tazewell Pike, a major collector street with a 22' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Vacant land / A (Agricultural)  
South: Residences and business / A (Agricultural) & CA (General Business)  
East: Residences / A (Agricultural)  
West: Vacant land / A (Agricultural)  
**Proposed Use:** Detached single-family subdivision                      **Density:** 1.56 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:** CA (General Business)  
**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:** McKinnon Ridge  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 40      **No. of Lots Approved:** 40  
**Variances Requested:** 1. Intersection spacing variance on Tazewell Pike between Road A and Lambert Lane from 400' to 183'.  
2. Horizontal curve variance on Road A at STA 11+90.94 from 250' to 200'.  
3. Horizontal curve variance on Road A at STA 14+41.19 from 250' to 200'.  
**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 variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.  
**Staff Recomm. (Full):** APPROVE the Concept Plan subject to 10 conditions:  
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. Providing documentation to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision that the required sight distance of 450' along Tazewell Pike can be met at the proposed subdivision entrance. If a sight distance easement across adjoining property is needed to obtain the required sight distance, that easement will have to be recorded prior to approval of the final plat for the subdivision.  
4. Certification on the final plat by the applicant's surveyor that there is 450 feet of sight distance in both directions along Tazewell Pike at the subdivision entrance.  
5. Providing a revised grading plan for the access drive and building site for Lot 17 to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision. If the County determines that Lot 17 is not a buildable lot, the lot will have to be combined with the adjoining lots in the subdivision on the final plat.  
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
7. Placing a note on the final plat that all lots will have access only to the internal street system.  
8. Obtaining a street connection permit from the Tennessee Department of Transportation.  
9. Meeting all requirements of the approved use on review development plan.  
10. 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 this 25.6 acre tract into 40 lots at a density of 1.56 du/ac. The property was recommended for a rezoning to PR (Planned Residential) at a density of 1-2 du/ac by the Planning Commission on December 8, 2005. The Knox County Commission approved the Planning Commission's recommendation on January 23, 2006.  
**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. Providing documentation to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision that the required sight distance of 450' along Tazewell Pike can be met at the proposed subdivision entrance. If a sight distance easement across adjoining property is needed to obtain the required sight distance, that easement will have to be recorded prior to approval of the final plat for the subdivision.  
4. Certification on the final plat by the applicant's surveyor that there is 450 feet of sight distance in both directions along Tazewell Pike at the subdivision entrance.  
5. Providing a revised grading plan for the access drive and building site for Lot 17 to the Knox County

Department of Engineering and Public Works at the design plan stage of the subdivision. If the County determines that Lot 17 is not a buildable lot, the lot will have to be combined with the adjoining lots in the subdivision on the final plat.

6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

7. Placing a note on the final plat that all lots will have access only to the internal street system.

8. Obtaining a street connection permit from the Tennessee Department of Transportation.

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

10. 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 variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

**Date of MPC Approval:** 2/9/2006

**Date of Denial:**

**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:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**