CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 2-SG-03-C Related File Number:

Application Filed: 1/13/2003 Date of Revision:

Applicant: HOWARD DAWSON

Owner: VICTORIA & NIETOS INVESTMENTS INC.



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: East side of Huffaker Ferry Rd., north side of Kimberlin Heights Rd.

Other Parcel Info.:

Tax ID Number: 113 3.06 Jurisdiction: County

Size of Tract: 49 acres

Accessibility: Access is via Huffaker Ferry Rd., a local street with a 17' pavement width within a 50' right-of-way, and

Kimberlin Heights Rd., a major collector street with a 18' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: North: Rural residential and vacant land / A (Agricultural)

South: Rural residential and vacant land / A (Agricultural) East: Rural residential and vacant land / A (Agricultural) West: Rural residential and vacant land / A (Agricultural)

Proposed Use: Detached single-family subdivision Density: 0.14 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)

1/31/2007 12:34 PM Page 1 of 3

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Victoria & Nietos Investment Inc.

Surveyor: Dawson

No. of Lots Proposed: 7 No. of Lots Approved: 7

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 7 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.

2. Provision of street name which is 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. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the blueline stream or the closed

contour area, if it is determined to be a sinkhole.

5. Certification on the final plat by the applicant's surveyor that the required sight distance exists in both directions along Huffaker Ferry Rd. at the Joint Permanent Easement (JPE) and at the driveway access

points for Lots 6 and 7 on Kimberlin Heights Rd..

6. Place a note on the final plat that Lots 1 and 5 will have access only to the JPE.

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.

With the conditions noted, the request meets all requirements for approval of a Concept Plan.

Comments: The applicant is proposing to subdivide this 49 acre tract into 7 detached single-family lots at a density

of one dwelling unit per seven acres (0.14 du/ac). The property is zoned A (Agricultural) which requires lot sizes of at least one acre. The proposed lots range in size from 5.0 acres to 15.45 acres. Five of the lots will be served by a 40' joint permanent easement off of Huffaker Ferry Rd. The other two lots will have direct access to Kimberlin Heights Rd. The lots will be served by individual septic systems.

MPC Action: Approved MPC Meeting Date: 3/13/2003

Details of MPC action:

Summary of MPC action: APPROVE the concept plan subject to 7 conditions

Date of MPC Approval: 3/13/2003 Date of Denial: Postponements: 2/13/2003

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:

Disposition of Case, Second Reading.

If "Other":

Amendments: Amendments:

1/31/2007 12:34 PM Page 2 of 3

Date of Legislative Appeal:

Effective Date of Ordinance:

1/31/2007 12:34 PM Page 3 of 3