# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

#### **CONCEPT PLAN**

File Number: 3-SA-05-C Related File Number:

Application Filed: 2/4/2005 Date of Revision:

Applicant: ARTHUR AUDIE SMITH

Owner: ARTHUR & SANDRA SMITH



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

## PROPERTY INFORMATION

**General Location:** Northwest side of Choto Rd., west of Whitten Ln.

Other Parcel Info.:

Tax ID Number: 172 001 Jurisdiction: County

Size of Tract: 47.972 acres

Accessibility: Access is via Choto Rd., a minor collector street with a 20' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use: North: Vacant land / PR (Planned Residential)

South: Residences / A (Agricultural)

East: Residences and vacant land / A (Agricultural) West: Residences and vacant land / A (Agricultural)

Proposed Use: Detached single-family subdivision Density: 0.17 du/ac

Sector Plan: Southwest 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)

**Current Plan Category:** 

1/31/2007 12:44 PM Page 1 of 3

**Requested Plan Category:** 

#### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Somerset Place Surveyor: Cannon & Cannon

No. of Lots Proposed: No. of Lots Approved: 8

Variances Requested: 1. Joint Permanent Easement serving over five lots and not providing required curb and gutter.

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 variance 1 because the Joint Permanent Easement will include roadside drainage, serves

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

APPROVE the Concept Plan for 8 detached single-family lots subject to 9 conditions:

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

2. Provision of a 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 Place a note on the final plat that all lots will have access only to the internal street system.

5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Choto Rd.

6. On the final plat, including a line of sight easement across Lot 8 in order to maintain the required sight distance along Choto Rd.

7. Prior to certification of the final plat for the subdivision, recording a maintenance agreement for the ioint permanent easement.

8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

9. 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, this plan meets the requirements for approval of a Concept Plan.

The applicant is proposing to subdivide this 47.877 acre tract into a detached single-family subdivision of 8 lots. The property is zoned A (Agricultural) which has a minimum lot size requirement of one acre. The lots in this subdivision range in size from 3.028 to 11.584 acres.

The proposed subdivision will be served by a Joint Permanent Easement (JPE). The JPE will have a 50' right-of-way with a 22' wide concrete driving surface. Joint Permanent Easements that serve six or more lots are required to meet street design standards. As designed, the JPE meets all requirements except for the provision of curb and gutter. Due to the large lot sizes and the proposed roadside drainage design, the Knox County Department of Engineering and Public Works is recommending approval of the JPE design without curb and gutter. The JPE design includes a turnaround near Choto Rd. that can be utilized if an access gate is incorporated into the access for the subdivision.

This subdivision will be served by subsurface sewage disposal systems. The Knox County Health Department has reviewed the proposed concept plan and has found the site to be generally suitable for subsurface sewage disposal systems (see attached letter). Following a more detailed analysis, a final determination will be made for each of the proposed lots, which may result in a relocation of lot lines or

combination of lots.

MPC Action: MPC Meeting Date: 3/10/2005 Approved

**Details of MPC action:** 

Comments:

**Summary of MPC action:** APPROVE variance 1 because the Joint Permanent Easement will include roadside drainage, serves

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

APPROVE the Concept Plan for 8 detached single-family lots subject to 9 conditions:

1/31/2007 12:44 PM Page 2 of 3

Date of MPC Approval:	3/10/2005	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 Legis	slative Action, Second Reading:	
Ordinance Number:		Other Ordina	ance Number References:	
Disposition of Case:		Disposition of	of Case, Second Reading:	
If "Other":		If "Other":		
Amendments:		Amendments	S:	

**Effective Date of Ordinance:** 

Date of Legislative Appeal:

1/31/2007 12:44 PM Page 3 of 3