

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 3-SB-04-C **Related File Number:**  
**Application Filed:** 2/9/2004 **Date of Revision:**  
**Applicant:** SHADOW RIDGE DEVELOPMENT, CO.  
**Owner:** MCCOY & PROFFITT PARTNERSHIP

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:** South side of Shadow Creek Dr., south of Council Fire Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 48 H E 16.03,18-20 **Jurisdiction:** County  
**Size of Tract:** 19.75 acres  
**Accessibility:** Access is via Shadow Creek Dr., a local street with a pavement width of 26' within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** Property in the area is zoned RA residential and A agricultural. Development in the area consists of single family dwellings.  
**Proposed Use:** Detached single family subdivision **Density:**  
**Sector Plan:** North County **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth 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:** RA (Low Density Residential)  
**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:** Shadow Ridge Estates  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 10                    **No. of Lots Approved:** 0  
**Variances Requested:** 1. Road grade variance from 12 % to 15% for Shadow Creek Way.  
2. Horizontal curve variance from 250' to 100' at sta. 12+40 of Shadow Ridge Wy.  
3. Horizontal curve variance from 250' to 100' at sta. 14+96 of Shadow Ridge Wy.  
4. Horizontal curve variance from 250' to 130' at sta. 22+65 of Shadow Ridge Wy.  
**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 variances 1-4 because the site's topography restricts compliance with the Subdivision Regulations.  
APPROVE the concept plan subject to 7 conditions  
**Staff Recomm. (Full):** 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2. Meeting all requirements of the Knox County Dept. of Engineering and Public Works.  
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.  
4. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County ( Ord. 91-1-102).  
5. On the final plat identify this development as the " Resubdivision of lots 18, 19 and 20 of Unit 1, Shadow Creek Subdivision and Unit 2 of Shadow Creek Subdivision".  
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. Provision of a transition radius of 3% and a vertical curve with a K value of 15 at the proposed intersection of the Shadow Creek Dr. and the joint permanent easement or provide some other type of transition between the new and existing development as may be approved by the Knox County Dept. of Engineering and Public Works.  
**Comments:** The applicant is proposing to divide this 19.75 acre site into 10 lots. Each lot will contain more than one acre. In order to design the access to this development, lots 17, 18 and 20 of Unit 1 of Shadow Creek Subdivision will have to be resubdivided. Since there is only one access to the proposed development and it is through Unit 1 of Shadow Creek Subdivision, staff will require the applicant to name the new portion of the development Unit 2 of Shadow Creek Subdivision. This is done to maintain continuity within connecting developments. Due to the steep topography of the site, the proposed joint permanent easement will have to be built using a 15% grade.

**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 all utilities are in place to serve this site.
- 2. The proposed single family subdivision is consistent in use and intensity with the recent zoning and subdivision development in the area.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE & KNOX COUNTY ZONING ORDINANCES**

- 1. The proposed single family subdivision meets the standards for development within the RA (Low Density Residential) zone and all other requirements of the Zoning Ordinance.
- 2. The proposed subdivision 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 area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw nonresidential traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North County Sector proposes low density residential development to occur on this site. Development of this site as proposed conforms to the Sector plan.

**MPC Action:** Approved **MPC Meeting Date:** 3/11/2004

**Details of MPC action:**

**Summary of MPC action:** APPROVE variances 1-4 because the site's topography restricts compliance with the Subdivision Regulations.  
APPROVE the concept plan subject to 7 conditions

**Date of MPC Approval:** 3/11/2004 **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:**