

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

## CONCEPT PLAN

File Number: 3-SC-03-C      Related File Number:  
Application Filed: 2/10/2003      Date of Revision:  
Applicant: RON ABBOTT  
Owner: RON ABBOTT

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  
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### PROPERTY INFORMATION

General Location: Southwest side of Fairlane Rd., southeast of W. Beaver Creek Dr.  
Other Parcel Info.:  
Tax ID Number: 571A 013      Jurisdiction: County  
Size of Tract: 3.76 acres  
Accessibility: Access is via Fairlane Rd., a local street with a pavement width of 17' within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant  
Surrounding Land Use: Property in the area is RA residential. Development in the area consists of detached 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:** Marlin Place formerly Branlee Place  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 7                    **No. of Lots Approved:** 0  
**Variances Requested:** None  
**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 the Concept Plan subject to 7 conditions  
**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in each direction on Fairlane Rd. Measurement of the sight distance is to be done in the presence of the staff of the Knox County Dept. of Engineering and Public Works prior to commencing any grading on this site.
4. Provide on the final plat minimum floor elevations (MFE) for all lots in the floodway fringe area. The MFEs are to be established by the Knox County Dept. of Engineering and Public Works.
5. Meeting all requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. A final plat based on this concept plan will not be accepted by MPC until certification of design plan has been submitted to MPC staff.

**Comments:** This is a proposed detached single family subdivision. The site contains approximately 3.76 acres which will be divided into 7 lots. The property is zoned RA (Low Density Residential) which requires a minimum lot size of 10,000 square feet when the lot is served by sanitary sewer. Since a small portion of the site is located in the floodway fringe area, the Knox County Dept. of Engineering and Public Works will establish minimum floor elevations for the two lots on the rear of the site.

Access will be via Fairlane Rd. The pavement width of Fairlane is 17'. Staff practice has been to require the road be widened when the pavement width is below 18'. In this case the development is located approximately 400' south of W. Beaver Creek Dr. and 600' north of Irwin Dr. Due to the small number of trips that will be generated by this 7 lot development and the close proximity of other higher classification roads, staff will not ask that this road be widened.

Staff is concerned about the sight distance at the entrance. The applicant's engineer believes the sight distance is attainable with the clearing of some brush. Staff will require the sight distance be measured in the presence of staff from the Knox County Dept. of Engineering and Public Works before any grading is done on this site. If the 300' of required sight distance cannot be provided, the approval of this concept plan is void.

### **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 detached single-family subdivision is consistent in use and density with the adjoining residential development.
3. Access to this project will be via Fairlane Rd.

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

1. The proposed detached single-family subdivision meets the standards for development within the RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property for low density residential use. The sector plan would permit up to 5 dwellings per acre on this site.. The applicants is proposing 1.97 du/ac.

**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:**

**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:**