

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

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
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

File Number: 3-SD-05-C **Related File Number:**
Application Filed: 2/7/2005 **Date of Revision:**
Applicant: JULIA J. SIMPSON
Owner: JULIA J. SIMPSON

PROPERTY INFORMATION

General Location: Northwest side of Hewitt Ln., west of Couch Mill Rd.
Other Parcel Info.:
Tax ID Number: 102 15.04 **Jurisdiction:** County
Size of Tract: 22.2 acres
Accessibility: Access is via Hewitt Ln., a local street with a 15' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Melton Hill Lake / A (Agricultural)
South: Residences and vacant land / A (Agricultural)
East: Melton Hill Lake and residences / A (Agricultural)
West: Vacant land / A (Agricultural)
Proposed Use: Detached single-family subdivision **Density:** 0.18 du/ac
Sector Plan: Northwest 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:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Providence Ridge
Surveyor: T.J. Hatmaker and Associates
No. of Lots Proposed: 4 No. of Lots Approved: 4
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 for 4 detached single-family lots subject to 6 conditions:
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Health Department.
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. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation, U. S. Army Corps of Engineers and the Tennessee Valley Authority.
5. Prior to certification of the final plat for the subdivision, recording a maintenance agreement for the Joint Permanent Easement.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments: The applicant is proposing to subdivide this 22.2 acre tract into a detached single-family subdivision of 4 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 1.2876 to 9.896 acres. A final plat was originally submitted for this subdivision for the February meeting of the Planning Commission (2-SH-05-F). Since the subdivision included the crossing of a blueline stream, which requires approval from the Tennessee Department of Environment and Conservation (TDEC), the applicant was required to submit a concept plan for review by the Planning Commission. A letter from TDEC is attached to this report that was issued following their site review.

The proposed subdivision will be served by a Joint Permanent Easement (JPE). The JPE will have a 50' right-of-way with a 20' wide gravel driving surface. This subdivision will be served by subsurface sewage disposal systems. The Knox County Health Department has reviewed the proposed subdivision and has signed off on the final plat.

Since a design plan will not be required for this subdivision, Staff is recommending approval of both the concept plan and final plat at this meeting.

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

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan for 4 detached single-family lots subject to 6 conditions:

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 Legislative Action, Second Reading:
Ordinance Number: Other Ordinance Number References:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: