

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

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File Number: 3-SD-16-C

Related File Number:

Application Filed: 1/25/2016

Date of Revision:

Applicant: EMMA DELGADO

PROPERTY INFORMATION

General Location: South side of Tipton Station Rd., southeast of Trailhead Cir.

Other Parcel Info.:

Tax ID Number: 157 PART OF 001

Jurisdiction: County

Size of Tract: 38.7 acres

Accessibility: Access is via Tipton Station Rd., a major collector street with 19' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant, agricultural

Surrounding Land Use: Property in the area is zoned A agricultural, PR residential, and RA residential. Uses in the area consist of agricultural, rural residential, and recently developed subdivisions.

Proposed Use: Detached residential neighborhood

Density:

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) and F (Floodway)

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: Gideons Landings
No. of Lots Proposed: 14 **No. of Lots Approved:** 14
Variances Requested: 1) Horizontal curve radius from 250' to 200' at station 10+25.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the 1 requested variance because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 condions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Engineering and Public Works.
3. Meeting all relevant requirements of the Knox County Health Department.
4. Prior to issuance of the first occupancy permit, establish a homeowners association for the purpose of assessing fees for maintenance of the facilities and all commonly held assets.
5. 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.

Comments: This request is for 14 lots for detached houses in the Agricultural zone, with all lots being over 1 acre in size for the area above the TVA Flowage Easement (822' contour).

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposed development will have minimal impact on local services.
- 2. The proposed detached residential development is consistent in use and density of the A (Agricultural) Zone and subdivision development in the area.
- 3. Lots 9-15 have adequate area to construct a house without impacting the TVA Flowage Easement. Each lot will have a minimum of 1 acre above the TVA Flowage Easement.

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

- 1. The proposed residential development meets the standards for development within the A (Agricultural) Zone and all other requirements of the Zoning Ordinances.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The South County Sector Plan identifies this property for AG (Agricultural) use and SP (Stream Protection), and the development plan is in conformance with the recommendations of these land use designations.

Action: Approved with Conditions **Meeting Date:** 3/10/2016

Details of Action:
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Engineering and Public Works.
3. Meeting all relevant requirements of the Knox County Health Department.
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5. 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.

Summary of Action: APPROVE the 1 requested variance because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 condions.

Date of Approval: 3/10/2016 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: