

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 3-SE-05-C                      **Related File Number:** 3-F-05-UR  
**Application Filed:** 2/7/2005                      **Date of Revision:**  
**Applicant:** MICHAEL OGLE  
**Owner:** MICHAEL OGLE

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 Johnson Rd., Northwest of Andrew Johnson Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 53 072    **Jurisdiction:** County  
**Size of Tract:** 73.76 acres  
**Accessibility:** Access is via Johnson Rd., a local street with a pavement width of 18' within a 40' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** Property in the area is zoned A agricultural and I industrial. Development in the area consists of single family dwellings mostly on large lots. Knoxville By-Products Co. is located at the end of Johnson Rd., north of this site.  
**Proposed Use:** Detached single family subdivision    **Density:** 1.45 du/ac  
**Sector Plan:** East 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:** PR (Planned 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: Lyons Creek  
Surveyor: Coletti  
No. of Lots Proposed: 107      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 8 conditions:  
Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting any other relevant 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, 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 engineer that the required sight distance is provided at the site entrance when looking in both directions on Johnson Rd.  
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.  
7. 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.  
8. Meeting all requirements of the approved use on review development plan.

Comments: 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 water and sewer utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the zoning of the property.

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 a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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 neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the East County Sector Plan which proposes low density residential uses. The PR zoning recommended for approved for this site will allow a density up to 3.0 du/ac. At a proposed density of 1.45 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

Upon approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

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

**Details of MPC action:**

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7. 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.
8. Meeting all requirements of the approved use on review development plan.

**Summary of MPC action:** APPROVE the Concept Plan subject to 8 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:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**