CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 3-SH-04-C Related File Number:

Application Filed: 2/9/2004 Date of Revision:

Applicant: WILLIAM B. & ELIZABETH SANSOM

Owner: WILLIAM B. SANSOM ELIZABETH



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: West side of Wrights Ferry Rd., north side of Badgett Rd.

Other Parcel Info.:

Tax ID Number: 146 A A 005 Jurisdiction: County

Size of Tract: 57.7 acres

Access is via Badgett Rd., a collector street with a pavement width of 19' 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. Development in the area consists of single family dwellings

built at rural densities.

Proposed Use: Detached single family subdivision Density:

Sector Plan: Southwest 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: A (Agricultural)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Remington Ridge Survevor: Cannon & Cannon

No. of Lots Proposed: 10 No. of Lots Approved: 0

1. Vertical curve variance from 125'to 75' at sta. 0+50 and sta. 2+58 of Citori Ln. Variances Requested:

2. Horizontal curve variances on Remington Ridge Wy. From 250' to 150' at sta. 6+55 and from 250' to 200' at sta. 9+55.

3. Vertical curve variances from 300' to 144' at sta., 0+85, from 275' to 132' at sta.7+17 and from 300'

to 144' at sta.15+53 of Remington Ridge Wv.

4. Maximum grade variance of Remington Ridge Way from 12% to 15%.

5. Intersection grade variance from 1% to 3% at Citori Ln. and Badgett Rd.

6. Intersection grade variance from 1% to 3% at Remington Ridge Wy. and Badgett Rd.

7. Variance to permit Remington Ridge Wy. To be constructed without curbs.

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 - 7 because the site's topography restricts compliance with the Subdivision

Regulations.

APPROVE the concept plan subject to 5 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinances.

2. Meeting all requirements of the Knox County Dept. of Engineering and Public Works.

3. Meeting all applicable requirements of the Knox County Health Dept.

4. Provision of a street names which is consistent with the Uniform Street Naming and Addressing

System within Knox County (Ord. 91-1-102).

5. 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.

The applicant's are proposing to divide this 557.7 acre site into 10 lots. The lots will range in size from Comments:

2.9 acres to over 11 acres. Access to the site is being provided by two joint permanent easements. Due to the topography of the site, number of subdivision designn variances will be needed.

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.

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 A (Agricultural) 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 Southwest County Sector proposes agricultural / rural 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:

1/31/2007 12:46 PM Page 2 of 3 Summary of MPC action: APPROVE variances 1 - 7 because the site's topography restricts compliance with the Subdivision

Regulations.

APPROVE the concept plan subject to 5 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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