CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SB-01-C Related File Number:

Application Filed: 3/12/2001 Date of Revision:

Applicant: GARY HINES

Owner: GARY HINES



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

PROPERTY INFORMATION

General Location: Southeast side of E. Raccoon Valley Dr., southwest of Diggs Gap Rd.

Other Parcel Info.:

Tax ID Number: 26 60 Jurisdiction: County

Size of Tract: 17.4 acre

Access is via E. Raccoon Valley Dr., a major arterial street with a 19 foot pavement width within a 50

foot right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Mobile homes, vacant land and storage building.

Surrounding Land Use: North: A (Agricultural) / Single-family residences

South: A (Agricultural) / Vacant land

East: RB (General Residential) / Mobile home park West: CA (General Business) / Travel trailer park

Proposed Use: Detached single-family subdivision with one lot for the existing storage **Density:** 0,92 du/ac

building

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: CA (General Business)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

1/31/2007 12:58 PM Page 1 of 3

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Rambling Creek Run

Surveyor: Luethke

No. of Lots Proposed: 16 No. of Lots Approved: 0

Variances Requested: 1. Vertical curve variance at station 0+62 from 194.25' to 100'.

2. Transition radii variance at the intersection with E. Raccoon Valley Dr. from 75' to 25'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB

Staff Recomm. (Abbr.): APPROVE variance 1 because of topography, and variance 2 because the residential use would not

require the larger radius. The proposed variances will not create a traffic hazard.

APPROVE the Concept Plan for 16 lots 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. Provision of street names which are 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. Obtaining a street connection permit from the Tennessee Department of Transportation.

5. Place a note on the final plat that all lots will have access only to the internal street system.

6. Prior to final plat approval, establish a homeowners association and maintenance agreement for the

purpose of administering and maintaining the joint permanent easement.

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.

Comments: A concept plan was previously approved for 17 lots on this site back in February, 1999. That concept

plan recently expired.

This site was originally developed as a travel trailer park. At the present time there are three mobile homes on the property and a storage building. The applicant is proposing to subdivide the property into 16 lots, retaining two of the mobile homes on the front lots. The storage building will remain on the rear

lot, which is much larger than the other lots due to the steep topography.

MPC Action: Approved MPC Meeting Date: 4/12/2001

Details of MPC action:

Summary of MPC action: APPROVE variance 1 and the Concept Plan for 16 lots subject to 7 conditions.

Date of MPC Approval: 4/12/2001 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":

1/31/2007 12:58 PM Page 2 of 3

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:58 PM Page 3 of 3