

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: 4-SB-11-C **Related File Number:** 4-B-11-UR
Application Filed: 2/28/2011 **Date of Revision:**
Applicant: SOUTHLAND ENGINEERING

PROPERTY INFORMATION

General Location: North side of Old Blacks Ferry Rd., east of Blacks Ferry Rd.
Other Parcel Info.:
Tax ID Number: 66 06202 **Jurisdiction:** County
Size of Tract: 6.51 acres
Accessibility: Access is via Old Blacks Ferry Ln., a local street with 10-12' of pavement width within 35' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One detached dwelling
Surrounding Land Use: This area is developed with agricultural and rural to low density residential development in the A, RA and PR zones. There is also a church to the south of the site, zoned A.
Proposed Use: Detached residential subdivision **Density:** 2.92 du/ac
Sector Plan: Northwest 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) pending
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: Old Blacks Ferry Road Subdivision
No. of Lots Proposed: 19 **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 (County Ord. 91-1-102)
3. Reconstructing Old Blacks Ferry Ln. from Blacks Ferry Rd. to the east side of the proposed entrance road to a minimum width of 20' as per a design approved by the Knox County Dept. of Engineering and Public Works. This road widening is to be completed in conjunction with or prior to the development of this subdivision. Traffic flow must be maintained on Old Blacks Ferry Ln. throughout the reconstruction process
4. As part of the design plan process, provide the Knox County Dept. of Engineering and Public Works a detailed design of the proposed improvements to Old Blacks Ferry Ln. and profile of the existing driveway. Approval of this concept plan is subject to Knox County's approval of the proposed improvements to Old Blacks Ferry Ln.
5. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm drainage system.
8. 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: EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. With the improvements to Old Blacks Ferry Ln., the proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

1. The proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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.
3. The approved density of this site is 1-3 dwellings per acre. The proposed 2.92 du/ac for the development is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.

Action: Approved **Meeting Date:** 4/14/2011

Details of Action:

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Summary of Action:

APPROVE the Concept Plan subject to 8 conditions:

Date of Approval:

4/14/2011

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: