

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SC-07-C **Related File Number:** 4-C-07-UR
Application Filed: 3/5/2007 **Date of Revision:**
Applicant: JOHN WORLEY
Owner: JOHN WORLEY

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

Suite 403 • City County Building
400 Main Street
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PROPERTY INFORMATION

General Location: West side of Shipetown Rd., north of Mascot Rd.
Other Parcel Info.:
Tax ID Number: 42 J D 014 - 017 **Jurisdiction:** County
Size of Tract: 9.6 acres
Accessibility: Access is via Shipetown Rd., a local street with 17' to 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Residences / CA (General Business) & A (Agricultural)
South: Vacant land / A (Agricultural)
East: Residences / A (Agricultural)
West: Vacant land / A (Agricultural)
Proposed Use: Detached residential subdivision **Density:** 2.92 du/ac
Sector Plan: Northeast 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: Worley Winds
Surveyor: Gore
No. of Lots Proposed: 28 No. of Lots Approved: 28
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Placing a note on the final plat that all lots will have access only to the internal street system.
5. Prior to the issuance of design plan approval for the subdivision and prior to submission of a final plat, the applicant shall establish at least 300' of sight distance at the subdivision entrance onto Shipetown Rd. The required sight distance shall be certified in the field. (See comment section below)
6. Include a line of sight easement on the final plat across the curve for Lot 22 subject to approval by the Knox County Department of Engineering and Public Works.
7. The existing rights-of-way that are the result of a previously recorded plat must be closed by Knox County Commission prior to the final plat being approved for this subdivision.
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: The applicant is proposing to subdivide this 9.6 acre tract into 28 lots at a density of 2.92 du/ac. Access to the site is from Shipetown Rd., which is classified as a local street on the major road plan. The Planning Commission recommended approval of a rezoning request (2-M-07-RZ) to PR (Planned Residential) at a density of up to 3 du/ac on February 8, 2007. The Knox County Commission approved the request on March 26, 2007.

On visiting the site, Staff observed that the sight distance to the south along Shipetown Rd at the subdivision entrance is extremely limited due to the existing trees and bank. The required sight distance at this location is 300'. Due to safety concerns with the limited sight distance, Staff is recommending a condition that prior to the issuance of the design plan approval for the subdivision and prior to submission of a final plat, the applicant shall establish at least 300' of sight distance at the subdivision entrance onto Shipetown Rd. The applicant will be required to obtain all applicable approvals from Knox County Engineering for the grading work needed to obtain sight distance. The required sight distance shall be certified in the field before any additional permits will be issued for the subdivision or a final plat is accepted for review.

The four tax parcels that are a part of this proposed subdivision are blocks of a previously recorded plat. The existing rights-of-way that are located between those parcels must be closed by Knox County Commission prior to the final plat being approved for this subdivision.

MPC Action: Approved **MPC Meeting Date:** 4/12/2007

Details of MPC action:
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 (County Ord. 91-1-102).
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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.

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

Date of MPC Approval: 4/12/2007

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: