

# 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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w w w • k n o x m p c • o r g

**File Number:** 5-SB-13-C                      **Related File Number:**

**Application Filed:** 3/22/2013              **Date of Revision:**

**Applicant:** JOHNSON KOONTZ, LLC

## PROPERTY INFORMATION

**General Location:** East of Roberts Rd., south of Shelton Rd.

**Other Parcel Info.:**

**Tax ID Number:** 31 C A 051-072                      **Jurisdiction:** County

**Size of Tract:** 10.57 acres

**Accessibility:** Access is via the extension of Horseshoe Mesa Trail, a local street with a pavement width of 26' within a 50' wide right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land

**Surrounding Land Use:** This concept plan is for a portion of the previously approved and recorded Kinleys Canyon subdivision. Other property in the area is zoned A agricultural. It is developed with detached dwellings.

**Proposed Use:** Detached dwellings                      **Density:** 2.25 du/ac

**Sector Plan:** Northeast County              **Sector Plan Designation:**

**Growth Policy Plan:** Rural 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:** Kinleys Kanyon  
**No. of Lots Proposed:** 7      **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 7 conditions  
**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Prior to approval of the final plat provide a letter from KUB stating that sewer capacity has been reserved for this development
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Meeting all requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation and the U.S. Army Corp of Engineers
5. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the stormwater drainage system and any other commonly held assets
6. 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
7. Meeting all requirements of the approved use on review development plan (9-H-06-UR)

**Comments:** The applicant is proposing to subdivide this 10.57 acre site into 7 lots and common area. The site was rezoned in August 2006 to PR (Planned Residential) at up to 3 dwellings per acre. A concept and development plan for 72 lots was approved in 2007. Subsequently all of the lots were approved and recorded. This plan proposes to combine a number of the recorded lots which will result in a reduction in the total number of lots in the development. Additionally, by reducing the number of lots the applicants will not need to construct all of the roads originally proposed in the project.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

### **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 will be provided to this site.
2. The proposed detached residential subdivision at a density of 2.25 du/ac, is consistent in use and density with the approved zoning of the property.

### **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 a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.

### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northeast County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 3.0 du/ac. The proposed subdivision with its distribution of density on the site and overall density of 2.25 du/ac is consistent with the Sector

Plan and the proposed zoning designation.

2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved

**Meeting Date:** 5/9/2013

**Details of Action:**

**Summary of Action:** APPROVE the concept plan subject to 7 conditions

**Date of Approval:** 5/9/2013

**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:**