

# 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:** 5-SE-05-C **Related File Number:**  
**Application Filed:** 4/11/2005 **Date of Revision:**  
**Applicant:** JOE TOUCHTON  
**Owner:** LAMAR DESHANE

#### **PROPERTY INFORMATION**

**General Location:** North and south sides of Bud Hawkins Rd., east of Shipe Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 31 036 **Jurisdiction:** County  
**Size of Tract:** 47.36 acres  
**Accessibility:** Access is via Bud Hawkins Rd., a minor collector street with a 17' pavement width within a 40' right-of-way.

#### **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Residences and vacant land  
**Surrounding Land Use:** North: Vacant land / A (Agricultural)  
South: Residences / A (Agricultural)  
East: Vacant land / A (Agricultural)  
West: Residences / A (Agricultural)  
**Proposed Use:** Detached single-family subdivision **Density:** 0.17 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:** A (Agricultural)  
**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: Deshane Mini Farms

Surveyor: Touchton

No. of Lots Proposed: 7                      No. of Lots Approved: 7

Variances Requested: None

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 5 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the blueline stream and potential wetland.
4. The applicant's surveyor identifying the location of the restricted driveway access for Lots 1 - 4 on the final plat and certifying at least 300' of sight distance in each direction along Bud Hawkins Rd. for each driveway.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments: The applicant is proposing to subdivide this 47.36 acre tract into 7 lots ranging in size from 1.01 acres to 32.61 acres. There are two existing residences located on the property . Each residence will be located on its own lot. The property is located on both sides of Bud Hawkins Rd. with a 2.77 acre lot located on the north side of the road. Lots 1 - 4 have a restricted driveway location in order to meet required sight distance on Bud Hawkins Rd. The lots will be tied into a sanitary sewer system. There is a blueline stream and a potential wetland located on Lot 6 of the subdivision and any alteration of those features is subject to approval by the Tennessee Department of Environment and Conservation.

MPC Action: Approved

MPC Meeting Date: 5/12/2005

Details of MPC action:

Summary of MPC action: APPROVE the concept plan subject to 5 conditions

Date of MPC Approval: 5/12/2005

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: