

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

### CONCEPT PLAN

**File Number:** 5-SG-02-C      **Related File Number:** 5-N-02-UR  
**Application Filed:** 4/8/2002      **Date of Revision:**  
**Applicant:** SCOTT DAVIS  
**Owner:** EAGLE BEND REALTY

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  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

### PROPERTY INFORMATION

**General Location:** West side of Hart Rd., west of Tierra Verde Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 154 67 & PT. 73      **Jurisdiction:** County  
**Size of Tract:** 19.5 acres  
**Accessibility:** Access is via Hart Rd., a collector street with a pavement width of 20' within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:** Property in the area is zoned RA, RAE and PR residential. Development consists of numerous subdivisions containing single family dwellings.  
**Proposed Use:** Detached single family subdivision      **Density:** 2.93 du/ac  
**Sector Plan:** Southwest 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) & 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:** Madison Ridge - Revised  
**Surveyor:** Sullivan  
**No. of Lots Proposed:** 57      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Grade at intersection variance from 1% to 3% a sta. 0+00 of Madison Ln.  
**S/D Name Change:**

## **OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

## **MPC ACTION AND DISPOSITION**

**Planner In Charge:**

**Staff Recomm. (Abbr.):** APPROVE variance 1 due to topography, and the proposed variance will not create a traffic hazard

APPROVE the concept plan subject to 10 conditions

**Staff Recomm. (Full):**

1. Connection to sanitary sewers and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Prior to final plat approval, the applicant's surveyor must certify the sight distance at the entrance to the development meets or exceeds 300' in each direction.
4. Engineered fill with compaction testing will be required by the Knox County Dept. of Engineering and Public Works for the proposed entrance road and any filled building sites.
5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
6. Place a note on the final plat that all lots will have access from the internal road system only.
7. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
8. Meeting all requirements of the approved use on review.
9. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to MPC staff.
10. Final approval of the rezoning of this site at a density of 2.93 du/ac or greater.

**Comments:**

The site is located on the west side of Hart Rd. across from Tierra Verde Subdivision. Most of the site was rezoned to PR (Planned Residential) in September, 2001. In November of last year a concept subdivision plan and use on review were approved for a 40 lot subdivision. The applicant has now in the process of purchasing five acres adjoining the previously approved subdivision. Rezoning of the new portion of the property has been recommended for approval by MPC. The total development will now contain 57 lots on 19.5 acres.

The plan as originally submitted for the new area would have permitted the creation of a number of double frontage lots. The plan proposed to extend a new road down the back lot lines of some of the lots in Lakeshire Subdivision. After meeting with the staff, the applicant has revised the plan to eliminates the greatest majority of the double frontage situation.

Development of the first portion of the subdivision has begun. The applicant has been installing utilities and rough grading the roads. The addition of the 17 lots proposed as part of this revised plan will not have any additional impact on the surrounding property.

**MPC Action:**

Approved

**MPC Meeting Date:** 5/9/2002

**Details of MPC action:**

1. Connection to sanitary sewers and meeting any other relevant requirement of the Knox County Health Dept.
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- 8. Meeting all requirements of the approved use on review.
- 9. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to MPC staff.
- 10. Final approval of the rezoning of this site at a density of 2.93 du/ac or greater.

**Summary of MPC action:** APPROVE variance 1 due to topography, and the proposed variance will not create a traffic hazard  
 APPROVE the concept plan subject to 10 conditions

**Date of MPC Approval:** 5/9/2002

**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:**