CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

File Number: 5-SL-07-C Related File Number:

Application Filed: 4/3/2007 Date of Revision:

Applicant: DENNY R. NORRIS



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PROPERTY INFORMATION

General Location: Southeast side of E. Emory Rd., southeast of Findhorn Blvd.

Other Parcel Info.:

Tax ID Number: 21 109 & 109.02-109.04 Jurisdiction: County

Size of Tract: 10.63 acres

Access is via E. Emory Rd., a minor arterial street with a 19' pavement width within a 40' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences

Surrounding Land Use: North: Residence / PR (Planned Residential) & A (Agricultural)

South: Residence / A (Agricultural) East: Residence / A (Agricultural) West: Residence / A (Agricultural)

Proposed Use: Residences Density:

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: A (Agricultural)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: James M. & Mildred Parker Clapp

No. of Lots Proposed: 6 No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to the following 5 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Dept.

- 2. Placing a note on the concept plan that all intersection grades have to be approved by the Knox County Dept. of Engineering and Public Works.
- 3. Obtaining variances from the Knox County Board of Zoning Appeals or rezoning the property.
- 4. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
- 5. Maintaining a 100' buffer along the creek running through lots 5 & 6.

Comments:

The applicant is proposing to subdivide this 10.63 acre site into 6 residential lots. The lots will range in size from 5.3 acres to .34 acres. The lots are zoned A (Agricultural) which requires that each lot be a minimum of one acre in size. There are existing residences on 4 of the 6 lots. This subdivision will bring these residences into compliance with the zoning regulations. The applicant will be required to request rezoning of the site or obtain variances from the Knox County Board of Zoning Appeals (BZA) in order to reduce the minimum required lot size for lots 1-3. All 6 lots will have direct access to E. Emory Rd.

There is an existing tributary of the Beaver Creek watershed located on the property that bisects lots 5 & 6. The developer/owner of these lots will be required to maintain a 100' undisturbed buffer along that creek.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. Public utilities are available to serve this site.
- 2. The proposed residential subdivision will bring the existing structures into compliance with the zoning regulations.
- 4. Any school age children living in this development are presently zoned to attend Gibbs Elementary, Holston Middle and Gibbs High Schools.

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

- 1. With the approved variances, the proposed residential subdivision meets the standards for development within the Agricultural zoning district and all other requirements of the Knox County Zoning Ordinance with the recommended conditions.
- 2. The proposed development is compatible with the character of the neighborhood where it is proposed. This area has been developed with detached residential lots developed under A, RA and PR zoning.
- 3. The traffic generated from this project will be minimal since 4 out of the 6 lots currently have existing residences on them. The traffic that will generated by the 2 additional residences will be similar to the traffic that is generated by other residential developments found in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northeast County Sector Plan identifies this property for low density residential uses for this property.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved MPC Meeting Date: 12/13/2007

Details of MPC action:

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Summary of MPC action: APPROVE the Concept Plan subject to the following 5 conditions:

Date of MPC Approval: 12/13/2007 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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