# **CASE SUMMARY**

**APPLICATION TYPE: SUBDIVISION** 

#### **CONCEPT PLAN**

File Number: 6-SA-01-C Related File Number:

**Application Filed:** 5/14/2001 **Date of Revision:** 

Applicant: STOWERS HEIRS

Owner: BETHEL STOWERS HEIRS



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#### PROPERTY INFORMATION

**General Location:** East and north sides of Graves Rd., north of Ruggles Ferry Pk.

Other Parcel Info.:

Tax ID Number: 52 40 & 40.02 Jurisdiction: County

Size of Tract: 36.34 acres

Accessibility: Access is via Graves Rd., a local street with a pavement width of 16' to 18' within a 40' right-of-way.

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

Existing Land Use: 2 single family dwellings and agricultural use

Surrounding Land Use: Property in the area is zoned A agricultural. Development consists of single family dwellings in a rural

stetting

Proposed Use: Detached single family subdivision Density:

Sector Plan: East 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) & F (Floodway)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

Requested Plan Category:

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#### SUBDIVISION INFORMATION (where applicable)

Stowers Holston Shores Subdivision Name:

Survevor: Monroe

No. of Lots Proposed: R 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:

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 7 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Health Dept.

2. Placing a note on the final plat that the minimum floor elevation (MFE) is 850.5'.

3. On the final plat combine tract 7 with either tract 6 or 8.

4. Place a note on the final plat that the lots cannot be further subdivided until Graves Road is

improved to a minimum width of 20' from Ruggles Ferry Pk. to this site.

5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

7. 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.

The applicants are proposing to divide this 34 acre site into 8 lots. The Knox County Health Dept. will Comments:

have to provide staff with a letter stating that sub-surface sewage disposal is feasible for each of these

lots. The Floodway and Floodway Fringe are shown on the plan. The Knox County Dept. of

Engineering and Public Works has established a minimum floor elevation (MFE) of 850.5' for each lot. Additionally, due to the narrow width of Graves Rd., a note needs to be added to the plan which will state that the proposed lots cannot be further subdivided. Tract 7 shown on the plan is less than one acre in size which does not meet the minimum lot size required by the Knox County Zoning Ordinance in the Agricultural Zone. It will need to be combined with either tracts 6 or 8 to make it conforming with

regard to lot size.

MPC Action: Approved as Modified MPC Meeting Date: 7/12/2001

Details of MPC action: MPC changed condition #4 by revisng it to require that a new concept subdivision plan be approved

before these tracts can be further subdivided

**Summary of MPC action:** APPROVE the Concept Plan subject to 7 conditions

Date of MPC Approval: Date of Denial: Postponements: 6/14/2001

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:** 

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