

# 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:** 6-SA-18-C                      **Related File Number:** 6-M-18-UR  
**Application Filed:** 5/5/2018              **Date of Revision:**  
**Applicant:** WALKER ENTERPRISES

## PROPERTY INFORMATION

**General Location:** Southwest side of Brown Gap Rd., northwest and southeast side of Teras Point Way  
**Other Parcel Info.:**  
**Tax ID Number:** 29 068                      **Jurisdiction:** County  
**Size of Tract:** 2.98 acres  
**Accessibility:** Access is via Brown Gap Rd., a minor collector street with a 19' pavement width within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential condominiums  
**Surrounding Land Use:** North: Residence - A (Agricultural)  
South: Vacant land - A (Agricultural)  
East: Residences and vacant land - A (Agricultural)  
West: Residences and vacant lots - PR (Planned Residential)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 3.7 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 4970 Teras Point Way  
**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: Villas at Teras Point  
No. of Lots Proposed: 11      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: Tom Brechko  
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 3 conditions:  
Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
2. Amending the Joint Permanent Easement and Maintenance Agreement to address the realignment of the easement as designated on the concept plan and the addition of the proposed lots.  
3. Obtaining approval from the Planning Commission and recording the final plat for the proposed subdivision.

Comments: The applicant had obtained approval from the Planning Commission of the existing residential condominium development on October 13, 2005. The approval of the Villas at Teras Point, a detached residential subdivision that extends to the southwest, was approved on June 8, 2006. The owner of the condominium units is requesting approval of a subdivision that will place each dwelling on an individual lot so that the residences can be sold.

Access to both portions of the development is via Teras Point Way, a Joint Permanent Easement (JPE) that connects to Brown Gap Rd. This approval will require an amendment to the Joint Permanent Easement and Maintenance Agreement to address the realignment of the easement as designated on the concept plan and the addition of the proposed lots. The standard utility and drainage easement located along the new lot lines between the residences will be reduced to a total width of 5' due to the existing spacing between the buildings.

Action: Approved      Meeting Date: 6/14/2018

Details of Action:  
1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
2. Amending the Joint Permanent Easement and Maintenance Agreement to address the realignment of the easement as designated on the concept plan and the addition of the proposed lots.  
3. Obtaining approval from the Planning Commission and recording the final plat for the proposed subdivision.

Summary of Action: APPROVE the Concept Plan subject to 3 conditions:

Date of Approval: 6/14/2018      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:**