

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 6-SE-02-C **Related File Number:**
Application Filed: 5/13/2002 **Date of Revision:**
Applicant: G. WAYNE KOONTZ
Owner: WAYNE KOONTZ

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
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PROPERTY INFORMATION

General Location: Northwest corner of Pleasant Gap Rd. and Hill Rd.
Other Parcel Info.:
Tax ID Number: 11 12.03, 12.04 & PART OF 12 **Jurisdiction:** County
Size of Tract: 124.31 acres
Accessibility: Access is via Hill Rd., a major collector street with a 19' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use: North: Vacant land / A (Agricultural)
South: Rural residential / A (Agricultural)
East: Rural residential / A (Agricultural)
West: Vacant land / A (Agricultural)
Proposed Use: Detached single-family subdivision **Density:** 0.16 du/ac
Sector Plan: North 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: Property of G. Wayne Koontz, Resubdivision of Lots 2 and 3
Surveyor: Acre by Acre
No. of Lots Proposed: 6 No. of Lots Approved: 0
Variances Requested: 1. Increase scale of Concept Plan and Final Plat from 1" = 100' to 1" = 200'.
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 variance 1 because the acreage involved would require multiple sheets to cover the subdivision at a maximum scale of 1" = 100' .
Staff Recomm. (Full): APPROVE the Concept Plan subject to 6 conditions:
1. Meeting all applicable requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Placing a note on the Final Plat that: " The Joint Permanent Easement shall be improved to the standards specified in Section 64-24.6 of the Minimum Subdivision Regulations if it serves six or more lots."
5. Placing the following notes on the Final Plat: a. Joint Permanent Easement is not a public road and will not be maintained by Knox County; b. Joint Permanent Easement will also function as a utility easement; and c. The roadway is to be 20' wide and a gravel surface.
6. 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.

Comments: The applicant is proposing to subdivide 124.31 acres consisting of 3 tax parcels into 6 lots. The property is zoned A (Agricultural) which requires lot sizes of at least one acre. Five of the proposed lots range in size from 4.24 acres to 9.64 acres. The sixth lot will contain approximately 84 acres. The lots will be served by individual septic systems. Four of the lots will be served by a 50' wide Joint Permanent Easement with a 20' wide gravel driving surface. Any resubdivision into 6 or more lots being served by the Joint Permanent Easement shall require improvement of the easement to the standards specified in Section 64-24.6 of the Minimum Subdivision Regulations.

MPC Action: Approved MPC Meeting Date: 7/11/2002

Details of MPC action:

Summary of MPC action: APPROVE variance 1 because the acreage involved would require multiple sheets to cover the subdivision at a maximum scale of 1" = 100' .
APPROVE the Concept Plan subject to 6 conditions.

Date of MPC Approval: 7/11/2002 Date of Denial: Postponements: 6/13/02

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: