CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 6-SF-02-C Related File Number:

Application Filed: 5/13/2002 **Date of Revision:**

Applicant: SONNY MULLINS

Owner: SONNY MULLINS



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Southeast side of Old Rutledge Pk., northeast of Idumea Rd.

Other Parcel Info.:

Tax ID Number: 32 120 Jurisdiction: County

Size of Tract: 23.1 acres

Accessibility: Access is via Old Rutledge Pk., 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 A agricultural and is developed with single family dwellings at a density

consistent with the rural character of the surrounding area.

Proposed Use: Detached single family subdivision Density:

Sector Plan: Northeast 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: RAE (Single Family Exclusive)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 01:49 PM Page 1 of 3

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Creekside Acres

Surveyor: Robert G. Campbell and Associates

No. of Lots Proposed: 24 No. of Lots Approved: 0

Variances Requested:

1. Variance of vertical curve K value from 25 to 15.4 at the subdivision entrance.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE variance 1 because the site's topography restricts compliance with the Subdivision

Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the concept plan subject to 10 conditions

Staff Recomm. (Full):

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

2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).

3. Obtaining off site drainage easements prior to commencing grading on this site if required by the Knox County Engineering Dept.

4. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Dept. of Engineering and Public Works.

5. Denote on the final plat the no build zone around the sinkhole on the site. Label the sink hole and the no build zone as a drainage easement.

6. Meeting all applicable requirements of and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.

7. Certification on the final plat by the applicant's engineer that there is 350' of sight distance in both directions on Old Rutledge Pk. from Road A in the development.

8. Meeting all requirements of the Knox County Zoning Ordinance.

9. Meeting all other requirements of the Knox County Dept. of Engineering and Public Works.

10. A final plat based on this concept plan will not be accepted for review by MPC until certification of

design plan has been submitted to MPC staff.

This is a request to divide a 23.1 acre site into 24 lots for a detached single family subdivision. The development will have access from Old Rutledge Pk. Sight distance at the entrance appears to meet the 350' minimum required by the regulations. However, staff will require the applicant's engineer to certify the sight distance as part of the final plat process.

The use of septic tanks is proposed for this site. A soil scientist has prepared a high intensity soils map of the property. The Knox County Health Dept. has reviewed the soils map and has stated the site will be generally suitable for sub-surface sewage disposal. Due to rock outcrops on the site, lot lines may have to adjusted or lots may have to be eliminated after percolation tests have been conducted on the site.

The preliminary drainage plan shows most of the drainage being directed to the rear of the site. Should the rock outcropping make this impractical, the applicant will be required by the Knox County Dept. of Engineering and Public Works to obtain off site drainage easements prior to commencing grading on the site.

MPC Action: Approved MPC Meeting Date: 6/13/2002

Details of MPC action:

Comments:

Summary of MPC action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision

Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the concept plan subject to 10 conditions

Date of MPC Approval: 6/13/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

1/31/2007 01:50 PM Page 2 of 3

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:

1/31/2007 01:50 PM Page 3 of 3