CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 7-SA-20-C **Related File Number:**

Application Filed: 5/22/2020 **Date of Revision:**

Applicant: MVG ENGINEERING CONSULTANTS

PROPERTY INFORMATION

General Location: Southwest corner of the intersection of Tazewell Pk., & Atkins Rd.

Other Parcel Info.:

Tax ID Number: 39 201 OTHER: & 039DA019 **Jurisdiction:** County

Size of Tract: 23.17 acres

Accessibility: Access is via Atkins Rd., a local street with 17' of pavement width within a 40' right-of-way, and Tazewell Pike, a minor arterial with 24' of pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural

Surrounding Land Use: The are is developed with single family and rural residential, and agricultural uses in the A and RA zones, and business uses along Tazewell Pike in the CR, CA, and CB zones.

Proposed Use: Detached residential subdivision **Density:** .3 du/ac

Sector Plan: Northeast County **Sector Plan Designation:**

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street: 0 Atkins Rd.

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: MVG Engineering Consultants

No. of Lots Proposed: 7 **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 10 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. If required, provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Submitting verification of 300' sight distance in both directions along Atkins Road from the proposed private right-of-way, to be reviewed and approved by Knox County Engineering and Public Works during design plan review.
4. Providing a minimum floor elevation (MFE) for each lot on the Final Plat as required by Knox County Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
8. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
9. Paving the driving surface within the public right-of-way.
10. Providing detailed profile information to Knox County Engineering and Public Works during the design plan phase.

Comments:

The applicant is proposing to subdivide this 23.17 acre site into 7 lots for detached residential houses, and of this, 5.5 acres will be left for future development and is not included as a lot because if is larger than 5 acres and exempt from the platting requirements. The access for lots 1-5 will be provided by the proposed 20' gravel driving surface within a 40' private right-of-way, and an alternative hammerhead turnaround design that must be approved by the Knox County Fire Prevention Bureau.

Cox Creek, a tributary to Beaver Creek, is the southern boundary of this property and separates the house lots from the 5.5 acres of this parcel that is for future development and not listed as a lot on this Concept Plan. The 5.5 acres has access to Tazewell Pike. The houses constructed on each lot must have finished floor elevation that is higher than the flood zone per the requirements of Knox County Engineering and Public Works.

Action: Approved **Meeting Date:** 7/9/2020

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 10 conditions.

Date of Approval: 7/9/2020 **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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: