CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

File Number: 7-SB-07-C Related File Number:

Application Filed: 6/4/2007 **Date of Revision:**

Applicant: TERRY ROMANS



PROPERTY INFORMATION

General Location: East side of Rudder Ln., south of Timbergrove Dr.

Other Parcel Info.:

Tax ID Number: 145 73 Jurisdiction: County

Size of Tract: 16.31 acres

Accessibility: Access is via Rudder Lane a local street with a 19' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use: North: Residence / A (Agricultural)

South: Residence / A (Agricultural) East: Residences / A (Agricultural) West: Residences / A (Agricultural)

Proposed Use: Detached Residential Subdivision Density: 0.43 du/ac

Sector Plan: Southwest 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:

7/18/2007 02:38 PM Page 1 of 3

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Rudder Valley Farms

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

Variances Requested: None

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

APPROVE the concept plan subject to 11 conditions Staff Recomm. (Abbr.):

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

- 2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
- 3. Revising the vertical curve at STA 0+65, from 130' to 135'.
- 4. Placing a note on the final plat that all lots will have access only to the internal street system.
- 5. Placing a note on a revised concept plan that all intersection grades have been approved by the Knox County Department of Engineering and Public Works.
- 6. Providing the call-outs on a revised concept plan showing a 25' pavement radius at the intersection of the subdivision street with Rudder Ln.
- 7. Revising the pavement section to show a 5' wide, 2% grade clear area on the back side of both curbs before tying back into existing grade.
- 8. Certification on the final plat by the applicant's surveyor that the required 300' of sight distance exists in both directions along Rudder Ln.
- 9. Including the sight distance easement across Lot 7, and the note on restrictions within the easement, on the final plat
- 10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 11. 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.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the A (Agricultural) zone.

The applicant is proposing to subdivide this 16.3 acre tract into 7 lots at a density of 0.43 du/ac. The property is zoned A (Agricultural) which has a minimum lot size requirement of 1 acre. Proposed lots range in size from 1.38 acres to 5.22 acres. The surveyor has determined that the required sight distance of 300' in each direction along Rudder Ln. can be achieved with the sight distance easement across Lot 7.

The lots in the subdivision will be served by individual septic systems. The Knox County Health Department has submitted a letter regarding the use of subsurface sewage disposal systems (see attached letter). They have indicated that Lots 5 and 6 may have to be combined. A final determination

will be made prior to final plat approval.

MPC Action: Approved MPC Meeting Date: 7/12/2007

Details of MPC action:

Comments:

APPROVE the concept plan subject to 11 conditions Summary of MPC action:

Date of MPC Approval: 7/12/2007 Date of Denial: Postponements: Withdrawn prior to publication?:

Action Appealed?: Date of Withdrawal:

LEGISLATIVE ACTION AND DISPOSITION

Knox County Chancery Court Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

7/18/2007 02:38 PM Page 2 of 3

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:

7/18/2007 02:38 PM Page 3 of 3