

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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www.knoxmpc.org

File Number: 7-SB-15-C **Related File Number:** 7-D-15-UR
Application Filed: 6/3/2015 **Date of Revision:**
Applicant: CAMPBELL STATION ROAD PARTNERS

PROPERTY INFORMATION

General Location: West end of Woodhollow Ln., west of Fretz Rd. and north of Hatmaker Ln
Other Parcel Info.:
Tax ID Number: 130 07204 AND PART OF 07302 **Jurisdiction:** County
Size of Tract: 5.94 acres
Accessibility: Access is via Woodhollow Ln., a local street with a minimum pavement width of 26' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land and residences / NZ (No Zone) Town of Farragut, PR (Planned Residential) & A (Agricultural)
South: Vacant land / A (Agricultural)
East: Residences / PR (Planned Residential)
West: Vacant land / PR (Planned Residential)
Proposed Use: Detached residential subdivision **Density:** 4.39 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street:
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)

- the street improvements are installed for the subdivision.
3. Relocation of the sewer line and manhole on the south side of Woodhollow Ln., in the area of the detention basin, outside of the pavement area for the proposed street and sidewalk.
 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Summary of Action: APPROVE variances 1 and 2 because the site's shape restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
 APPROVE the Concept Plan subject to 5 conditions

Date of Approval: 9/10/2015 **Date of Denial:** **Postponements:** 7/9/2015

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**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