

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 7-SC-01-C

**Related File Number:**

**Application Filed:** 6/11/2001

**Date of Revision:**

**Applicant:** LORIN UNDERWOOD

**Owner:** LORIN UNDERWOOD

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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### PROPERTY INFORMATION

**General Location:** Southeast side of E. Emory Rd., east of Monroe Ln.

**Other Parcel Info.:**

**Tax ID Number:** 38 41, 41.02 & 41.03

**Jurisdiction:** County

**Size of Tract:** 10.24 acres

**Accessibility:** Access is via E. Emory Rd., an arterial street with a pavement width of 22' within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** 3 single family dwellings and vacant

**Surrounding Land Use:** Property in the area is zoned A agriculture and PR residential. Development consists of single family dwellings.

**Proposed Use:** Detached single family subdivision

**Density:**

**Sector Plan:** North County

**Sector Plan Designation:**

**Growth Policy Plan:** Planned Growth 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:** RB (General Residential)

**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:** Emerald Ridge (formerly Doves Landing)  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 17      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Intersection separation between Dove Dr., and Saddlebrook Dr. from 400' to 211'  
2. Intersection separation between Dove Dr., and Monroe Ln. from 400' to 170'  
3. Property line transition radius from 25' to 0' at E. Emory Rd.  
**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**MPC ACTION AND DISPOSITION**

**Planner In Charge:**

**Staff Recomm. (Abbr.):** APPROVE variances 1 - 3 due to site access constraints, and the proposed variances will not create a traffic hazard  
APPROVE the Concept Plan subject to 7 conditions

**Staff Recomm. (Full):** 1. Connection to sanitary sewers and meeting all other relevant requirements of the Knox County Health Dept.  
2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).  
3. Obtaining the required off site drainage easement if required by the Knox County Dept. of Engineering and Public Works prior to commencing any grading on this site or approval of the final plat.  
4. Obtaining a street connection permit from the Tenn. Dept. of Transportation.  
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.  
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
7. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan has been submitted to the MPC Staff.

**Comments:** This gently sloping property is already developed with several single family dwellings on separate tax

Emerald Ridge (formerly Doves Landing)  
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parcels. The proposed public street will follow the alignment of the existing driveway. An off-site drainage easement may be required to accommodate the stormwater outflow from this subdivision.

The variances requested to intersection separation at the proposed subdivision entrance are acceptable since there is no access alternative to this site, and because the low traffic volume of traffic generated at each intersection will not create a traffic hazard.

**MPC Action:** Approved      **MPC Meeting Date:** 7/12/2001

**Details of MPC action:**

**Summary of MPC action:** APPROVE variances 1 - 3 due to site access constraints, and the proposed variances will not create a traffic hazard  
APPROVE the Concept Plan subject to 7 conditions

**Date of MPC Approval:** 7/12/2001      **Date of Denial:**      **Postponements:**  
**Date of Withdrawal:**      **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**