CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 8-SA-01-C Related File Number:

Application Filed: 7/3/2001 Date of Revision:

Applicant: CHRIS STEPHENS

Owner: WILLIAM MONDAY



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PROPERTY INFORMATION

General Location: Southwest side of Williams Bend Rd., north of Couch Mill Rd.

Other Parcel Info.:

Tax ID Number: 102 2.14 Jurisdiction: County

Size of Tract: 6.76 acres

Accessibility: Access is via Williams Bend Rd., a collector street with a pavement width of 16' 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. Development in the area consists of a Knox County park,

West Knox Utility District water treatment plant and scattered single family dwellings. Melton Hill Lake

forms the western boundary of this site.

Proposed Use: Detached single family subdivision Density:

Sector Plan: Northwest 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:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Stephens Landing Subdivision

Surveyor: Bailey

No. of Lots Proposed: 5 No. of Lots Approved: 0

Variances Requested: None

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

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

Staff Recomm. (Full):

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

2. Providing a street name which is consistent with the Uniform Street Naming and Addressing System

within Knox County (Ord. 91-1-102).

3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

4. Meeting al applicable requirements of the Knox County Zoning Ordinance.

Comments: The applicant is proposing to develop 5 lots fronting on Melton Hill Lake. The site is located at the end

of Williams Bend Rd. Beyond this site is the West Knox Utility District water treatment plant and a Knox County Park. All of the proposed lots are greater than one acre in size. The Knox County Health Dept. has approved the lots for subsurface sewage deposal. The joint permanent easement (JPE) serving this site is to be constructed to the higher JPE standard because there are over 17 acres that could

eventually be served by this easement.

MPC Action: Approved MPC Meeting Date: 8/9/2001

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan subject to 4 conditions

Date of MPC Approval: 8/9/2001 Date of Denial: Postponements:

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

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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