

# 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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**File Number:** 8-SA-15-C                      **Related File Number:** 8-H-15-UR  
**Application Filed:** 6/19/2015              **Date of Revision:**  
**Applicant:** HUBER PROPERTIES, LLC

## PROPERTY INFORMATION

**General Location:** North side of Choto Rd., south of Choto Mills Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 162 M B 00113 PT    OTHER: 162-066 & 162 MB 00107PT    **Jurisdiction:** County  
**Size of Tract:** 4.44 acres  
**Accessibility:** Access is via Choto Rd., a collector street with a pavement width of 20' within a 40' wide right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** One dwelling and vacant land  
**Surrounding Land Use:** Development in the area consists of recently developed subdivisions that contain detached dwellings or dwellings that are located on larger parcels of land. A neighborhood commercial node is developing at the intersection Choto Rd. at S. Northshore Dr.  
**Proposed Use:** Detached residential subdivision                      **Density:** 3.16 du/ac  
**Sector Plan:** Southwest 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:** PR (Planned Residential) pending  
**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: Choto Meadows  
No. of Lots Proposed: 14      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: Dan Kelly  
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 10 conditions  
Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)  
3. Obtaining approval of the proposed stream crosses as required from the Director of the Knox County Dept. of Engineering and Public Works  
4. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.  
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Choto Rd.  
6. Provide a line of sight easement across Lot 1 and/or 14 as may be needed in order to provide the required sight distance at the entrance to the subdivision  
7. Place a note on the final plat that all lots will have access only to the internal street system.  
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the stormwater facilities and any commonly held assets  
9. 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.  
10. Final approval of the rezoning of this site to PR (Planned Residential) at a density equal to or greater than the 3.16 du/ac proposed by this concept plan

Comments: This applicant is proposing to divide this 4.44 acre site into 14 lots. The property was recommended for PR (Planned Residential) at 5 du/ac by MPC at its July 9, 2015 meeting (7-F-15-RZ). The Knox County Commission will consider the rezoning request at their August 24, 2015 meeting.

The applicant is carving off a small portion of the land that was to be a part of the Markets at Choto development. He is combining that property with an adjoining 3 acre parcel to create the area to be subdivided. When reviewing this plan, two primary issues were identified by staff. Sight distance at the entrance will have to be certified by the applicant's engineer. There is a bank that will have to be graded back in order to obtain the needed sight distance. Secondly, the applicant is showing three crossings of a small creek that traverses the site in a short distance in order to provide access to the lots in the rear of the development. The Knox County Stormwater Control Ordinance will only permit one creek crossing unless approved by the Director of the Engineering Dept. As yet, that approval has not been granted to the applicant.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
2. There is adequate capacity on the existing streets to handle the projected traffic from this subdivision.
3. Any school age children living in this development are presently zoned to attend Northshore Elementary, Farragut Middle School and Farragut High School.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the stated conditions, the proposed subdivision meets the standards for development within a

PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.

2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Southwest County Sector Plan if amended will designate this site for low density residential use. The PR zoning if approved as recommended by MPC by the Knox County Commission, may permit up to 5 du/ac. With a proposed development density of 3.16 du/ac, the proposed subdivision is consistent with the Sector Plan.

2. The site is located in the Planned Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

**Action:** Approved **Meeting Date:** 8/13/2015

- Details of Action:**
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**Summary of Action:** APPROVE the Concept Plan subject to 10 conditions

**Date of Approval:** 8/13/2015 **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:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**