CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 8-SC-03-C Related File Number: 8-D-03-UR

Application Filed: 7/14/2003 Date of Revision:

Applicant: LBH DEVELOPERS

Owner: LBH DEVELOPERS



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: South side of Solomon Dr., west of Hill Rd.

Other Parcel Info.:

Tax ID Number: 28 PT. 147 Jurisdiction: County

Size of Tract: 3.18 acres

Accessibility: Access is via Solomon Dr., a local street with a pavement width of 26' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Developing single family subdivision

Surrounding Land Use: Property in the area is zoned A agricultural and RA residential. Development consists of detached

single family dwellings which are most typically located on large lots.

Proposed Use: Detached single family subdivision Density: 2.22 du/ac

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: PR (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Solomon Place

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 3 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 6 conditions

Staff Recomm. (Full):

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

- 2. Meeting all requirements of the approved use on review development plan.
- 3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
- 4. On the final plat show the required sight distance easement across lot 1-R.
- 5. Placing a note on the final plat that all three lots will have access from the internal street system only.
- 6. A final plat based on this concept plan will not be accepted for review by MPC until certification of

design plan has been submitted to MPC staff.

Comments: The applicant is proposing a concept subdivision plan that contains 3 lots. The site is zoned PR

(Planned Residential) at 1-3 du/ac. The proposed development density is 2.22 du/ac. The development will consist of detached single family dwellings. This is the second concept plan MPC has had for this development. The previous plan was approved for a maximum of 72 lots and houses. This

plan will increase that number by one lot and dwelling.

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 all utilities are in place to serve this site.
- 2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.
- 3. Access to this project will be limited to Hill Rd. via the internal road system of the project.

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

- 1. The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
- 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. The use will not draw additional traffic through residential areas.
- 3. The recommended density of this site is 1- 3 dwellings per acre. The proposed 2.22 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action: Approved MPC Meeting Date: 8/14/2003

Details of MPC action:1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

- 2. Meeting all requirements of the approved use on review development plan.
- 3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County

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Health Dept.

- 4. On the final plat show the required sight distance easement across lot 1-R.
- 5. Placing a note on the final plat that all three lots will have access from the internal street system only.
- 6. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

APPROVE the concept plan subject to 6 conditions **Summary of MPC action:**

Date of MPC Approval: 8/14/2003 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":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

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