

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 8-SD-01-C **Related File Number:** 8-E-01-UR  
**Application Filed:** 7/9/2001 **Date of Revision:**  
**Applicant:** JEFFREY FIELDS  
**Owner:** JEFFREY FIELDS



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### PROPERTY INFORMATION

**General Location:** Northeast side of Choto Rd., north of Bruce Smith Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 162 035 **Jurisdiction:** County  
**Size of Tract:** 10.7 acres  
**Accessibility:** Access is via Choto Rd., a major collector street with a 22' pavement width within a 66' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single-family residence and vacant land.  
**Surrounding Land Use:** Property in the area is zoned A (Agricultural) and PR (Planned Residential). Development consists of single family dwellings in low density subdivisions with four new subdivisions under construction.  
**Proposed Use:** Attached single-family subdivision **Density:** 2.71 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)  
**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 Landing  
**Surveyor:** LeMay & Associates  
**No. of Lots Proposed:** 29      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Cul-de-sac transition radius on Road A, from 75' to 60'.  
2. Cul-de-sac transition radius on Road B, from 75' to 60'.  
**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

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

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Tom Brechko  
**Staff Recomm. (Abbr.):** DENY variances 1 & 2 because no hardship exists that would prevent compliance with the regulations

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. Removal of vegetation to the southeast along Choto Rd. to allow for the required sight distance.
4. Prior to Design Plan approval, meeting all applicable requirements and obtaining all required permits from the Tennessee Valley Authority for placing road fill below the 820 contour.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, and drainage system.
8. Revising the Concept Plan for compliance with the required 75' cul-de-sac transition radius.
9. Meeting all requirements of the approved use on review development plan.
10. 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.

**Comments:** The applicant is proposing to subdivide this 10.7 acre tract into 29 attached single-family residential lots at a density of 2.71 du/ac. The property which is zoned PR (Planned Residential) allows a density of 1-3 du/ac. Access to the subdivision is off Choto Rd., a major collector street. The subdivision will be served by joint permanent easements with 26' of pavement within a 40' right-of-way. Sight distance along Choto Rd. can be achieved at the entrance with clearing of existing vegetation to the southeast along Choto Rd. The applicant will be required to obtain approval from the Tennessee Valley Authority for placing road fill below the 820 contour for the construction of Road B.

**MPC Action:** Approved      **MPC Meeting Date:** 9/13/2001

**Details of MPC action:**

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)
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4. Prior to Design Plan approval, meeting all applicable requirements and obtaining all required permits from the Tennessee Valley Authority for placing road fill below the 820 contour.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, and drainage system.
8. Revising the Concept Plan for compliance with the required 75' cul-de-sac transition radius.
9. Meeting all requirements of the approved use on review development plan.
10. 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.

**Summary of MPC action:** DENY variances 1 & 2 because no hardship exists that would prevent compliance with the regulations

APPROVE the Concept Plan subject to 10 conditions

**Date of MPC Approval:** 9/13/2001      **Date of Denial:**      **Postponements:** 8/9/01  
**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:**