

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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Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 8-SD-07-C **Related File Number:**
Application Filed: 7/2/2007 **Date of Revision:**
Applicant: SCOTT WILLIAMS

PROPERTY INFORMATION

General Location: Southeast side of Choto Rd, southwest side of Whitten Ln.
Other Parcel Info.:
Tax ID Number: 172 5.03, 172BA001 & 172BB013 **Jurisdiction:** County
Size of Tract: 20.08 acres
Accessibility: Access is via Choto Rd, a minor collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Choto Marina / A (Agricultural) & CR (Rural Commercial)
South: Residences / A (Agricultural)
East: Residences / A (Agricultural)
West: Vacant land / A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:** 0.996
Sector Plan: Southwest 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: 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: The Highlands at Choto

No. of Lots Proposed: 20 **No. of Lots Approved:** 20

- Variations Requested:**
1. Intersection spacing variance on Choto Rd., between Road A and Whitten Ln., from 300' to 90'.
 2. Horizontal curve variance on Road A at station 0+50, from 250' to 100'.
 3. Horizontal curve variance on Road A at station 1+41, from 250' to 100'.
 4. Horizontal curve variance on Road A at station 2+84, from 250' to 100'.
 5. Horizontal curve variance on Road A at station 12+14, from 250' to 100'.
 6. Vertical curve variance on Road A at station 0+95, from 325' to 165'.
 7. Reverse curve tangent length variance on Road A at station 1+08.99, from 50' to 20.12'.
 8. Broken back curve tangent variance on Road A at station 2+50.56, from 150' to 78.74'.
 9. Broken back curve tangent variance on Road A at station 4+53.16, from 150' to 137.99'.
 10. Maximum grade variance from 12% to 14% on Road A between stations 0+95 and 3+61.19.
 11. Maximum grade variance from 12% to 13% on Road B between stations 0+56.08 and 2+34.78.
 12. Intersection grade variance to 4% on Road B.
 13. Vertical curve variance on Road B at station 0+56, from 135' to 90'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1 - 13 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions:

- Staff Recomm. (Full):**
1. Meeting all applicable 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 4. Placing a note on the final plat that all lots will have access only to the internal street system.
 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. Prior to certification of the final plat for the subdivision, establishing a property owners association responsible for maintenance of the joint permanent easement, common area, amenities and drainage system.
 7. Meeting all requirements of the approved use on review development plan (9-G-04-UR).

Comments: The applicant is proposing to subdivide this 20.08 acre tract into 20 lots at a density of 0.996 du/ac. The Knox County Commission approved the rezoning of this property to PR at a density of 1 du/ac on June 28, 2004. A concept plan for this property was approved by the Planning Commission on January 13, 2005 (use on review approved on September 9, 2004). That concept plan expired when the final plat approved for the subdivision expired due to failure to record the plat within one year of the Planning Commission's approval.

The applicant has submitted a revised concept plan for this site with the primary change being the addition of a Joint Permanent Easement (JPE) to serve lots 1 - 5. The subdivision will be served by private streets (JPE's) with an entry gate. The final plat for this subdivision is also before the Planning Commission at this meeting.

MPC Action: Approved

MPC Meeting Date: 8/9/2007

Details of MPC action:

Summary of MPC action: APPROVE variances 1 - 13 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions:

Date of MPC Approval: 8/9/2007

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: