

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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www.knoxmpc.org

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

PROPERTY INFORMATION

General Location: Southeast end at terminus of Lyngate Blvd., southeast of W. Beaver Creek Rd.
Other Parcel Info.:
Tax ID Number: 67 041 & PART OF 040 **Jurisdiction:** County
Size of Tract: 19.1 acres
Accessibility: Access is via Lyngate Blvd., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: North: Residences / PR (Planned Residential) & Agricultural
South: Vacant / A (Agricultural) & C-4 (Highway & Arterial Commercial)
East: Vacant / A (Agricultural)
West: Vacant / A (Agricultural)
Proposed Use: 5 residential lots **Density:** 1 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: A (Agricultural)
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: Hancock Estates
No. of Lots Proposed: 5 No. of Lots Approved: 0
Variances Requested: 1. Cul de sac transition radius from 75' to 25' at the end of Lyngate Bv.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz
Staff Recomm. (Abbr.): APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.
Staff Recomm. (Full): APPROVE the Concept Plan subject to the following 8 conditions:
1. Meeting all applicable requirements of the Knox County Health Dept.
2. Place a note on the concept plan that all intersection grades have to be approved by the Knox County Dept. of Engineering and Public Works.
3. Obtaining a right-of-way easement from the adjoining property owner to the northeast (parcel 067-040).
4. Prior to approval of the final plat, the driveway to lot 5 must be graded in and the boundary of the access easement must be established based on the area required to accommodate the disturbed area.
5. The pavement of the proposed road extension must be extended to lot 5 or the boundary of the lot may be altered to provide the required frontage.
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
7. Lots 1-4 must be a minimum of 1 acre in size (the proposed permanent easement cannot be included in this calculation).
8. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.

Comments: The applicant is proposing to subdivide this 19.1 acre tract into 5 lots. The property is zoned A (Agricultural) which requires lot sizes of at least one acre. The 5 proposed lots range in size from 1 acre to 14 acres. Access to the lots will be from a new public right-of-way that will be extended from the current terminus of Lyngate Blvd. Knox County Engineering has required that the applicant provide a cul-de-sac at the current terminus of Lyngate Blvd. A small portion of the required improvements to Lyngate Blvd. will extend into the adjoining parcel to the northeast (CLT #067-040). The applicant will be required to obtain a right-of-way easement from the adjoining property owner in order to proceed with the proposed cul-de-sac and extension. All road improvements will be required to comply with the Knoxville-Knox County Minimum Subdivision Regulations.

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

1. Public utilities are available to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the approved zoning of the property.
4. Any school age children living in this development are presently zoned to attend Powell Elementary, Middle and High Schools.

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

1. The proposed residential subdivision meets the standards for development within the Agricultural zoning district and all other requirements of the Knox County Zoning Ordinance with the recommended conditions.
2. The proposed development is compatible with the character of the neighborhood where it is proposed. This area has been developed with a mixture of detached and attached residential lots.
3. The traffic generated from this project will be similar to the traffic that is generated by other residential developments found in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property for low density residential uses with slope

protection located on the southeastern portion of the property.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 8/9/2007

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Health Dept.
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Summary of MPC action:

APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to the following 8 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: