

# 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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400 Main Street  
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**File Number:** 8-SF-01-C                      **Related File Number:** 8-G-01-UR  
**Application Filed:** 7/9/2001              **Date of Revision:**  
**Applicant:** GENE & CAROL BAYLESS  
**Owner:** GENE & CAROL BAYLESS

### PROPERTY INFORMATION

**General Location:** Southwest side of Bell Rd., south of E. Emory Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 29 118                      **Jurisdiction:** County  
**Size of Tract:** 13.7 acres  
**Accessibility:** Access is via Bell Rd., a collector street with a pavement width of 17' within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:** Property in the area is zoned PR and RA residential and A agricultural. Development consists of single family dwellings.  
**Proposed Use:** Detached single family subdivision                      **Density:** 3.43 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) 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:** Haynesfield Subdivision  
**Surveyor:** Sullivan  
**No. of Lots Proposed:** 47      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Horizontal curve variance from 250' to 125' at sta. 4+50 of Road A.  
**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

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

**MPC ACTION AND DISPOSITION**

**Planner In Charge:**

**Staff Recomm. (Abbr.):** APPROVE variance 1 due to the shape of the site, and because the variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 conditions

**Staff Recomm. (Full):**  
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.  
2. Providing a sight distance easement across lot # 9.  
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC).  
4. Meeting all applicable requirements of the Knox County Dept. Engineering and Public Works.  
5. Meeting all requirements of the approved use on review development plan.  
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 rezoning of this site to PR (Planned Residential) at 1-5 du/ac was approved by the Knox County Commission on July 23, 2001. The subdivision is proposed to be developed at 3.43 dwellings per acre and will contain up to 47 lots. The site is relatively flat. Rock outcroppings were seen on this site along with a perennial spring.

The Tenn. Dept. of Environment has been alerted to a perennial spring and potential wetlands on this site. Field investigation revealed a high water table in the area of lots 20, 25 and 26. The site in the area of these lots will have to be studied to determine the suitability for building on these lots and others in this area. Approval of this subdivision is subject to satisfactory building sites being located for each of the lots. The lots are to be combined with adjoining lots and designated a drainage easement if a satisfactory building site can not be determined for each lot.

**MPC Action:** Approved      **MPC Meeting Date:** 8/9/2001

**Details of MPC action:**  
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.  
2. Providing a sight distance easement across lot # 9.  
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC).  
4. Meeting all applicable requirements of the Knox County Dept. Engineering and Public Works.  
5. Meeting all requirements of the approved use on review development plan.  
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.

**Summary of MPC action:** APPROVE variance 1 due to the shape of the site, and because the variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 conditions

**Date of MPC Approval:** 8/9/2001      **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:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**