

**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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**File Number:** 9-SA-07-C                      **Related File Number:**  
**Application Filed:** 6/27/2007              **Date of Revision:**  
**Applicant:** ALLEY AUCTION

**PROPERTY INFORMATION**

**General Location:** North side of Strawberry Plains Pk., east of Corum Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 73 172                      **Jurisdiction:** County  
**Size of Tract:** 10.61 acres  
**Accessibility:** Access is via Strawberry Plains Pike., a minor arterial street with a pavement width of 25' within a 50' right-of-way.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** Development in this area consists of detached dwellings in the A agricultural and RA residential zones. There are a few businesses in the area, zoned CA, CB and PC commercial.  
**Proposed Use:** Detached residential subdivision                      **Density:**  
**Sector Plan:** East 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:** RA (Low Density 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:** Creekstone  
**No. of Lots Proposed:** 28      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Property line radius at the proposed entrance from 25' to 0'  
2. Cul de sac transition radius from 75' to 25' at all locations  
**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 variance 1 because the existing site topography restricts compliance with the Subdivision Regulations  
  
DENY variance 2 because no hardship has been demonstrated  
  
APPROVE the concept plan subject to 12 conditions

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Certification on the final plat by the applicant's engineer that there is 450' of sight distance in both directions at the proposed entrance
4. Provision of a 25' pavement radius at the intersection of Road A with Strawberry Plains Pk.
5. Improve the radius at the intersection of Road B with Road A by decreasing the proposed 75' radius
6. Connection to sanitary sewer and meeting any other applicable requirements of the Knox County Health Dept.
7. Provision of street names and a subdivision name which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
8. Place a note on the final plat that access to all lots will only be the internal road system.
9. Place a note on the concept plan that the grades at each intersection that are less than 3% have been reviewed and approved by the Knox County Dept. of engineering and Public Works.
10. Provision of the required 75' cul de sac transition radius
11. Final approval of the rezoning of all of this site to RA (Low Density Residential) by the Knox County Commission.
12. 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 detached residential subdivision that will contain 28 lots on this 10.61 acre site. The applicant has applied for rezoning of the southern portion of the site to RA (Low Density Residential). Action regarding this subdivision will be conditioned on the approval of the rezoning. Since this subdivision does not have a vehicular connection to the first phase of Creekstone, a new subdivision name will be required.

### **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 sewer and water service is in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the development in the area.

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

1. The proposed detached residential subdivision meets the standards for development within the proposed RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.

### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The proposed development is consistent with the East County Sector Plan which propose low density residential uses.

2. The site is located within the Planned Growth Area on the Growth Policy Plan.

**MPC Action:**

Approved

**MPC Meeting Date:** 9/13/2007

**Details of MPC action:**

**Summary of MPC action:** APPROVE variance 1 because the existing site topography restricts compliance with the Subdivision Regulations

DENY variance 2 because no hardship has been demonstrated

APPROVE the concept plan subject to 12 conditions

**Date of MPC Approval:**

9/13/2007

**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:**