

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 9-SA-12-C **Related File Number:**
Application Filed: 7/30/2012 **Date of Revision:**
Applicant: PRIMOS LAND COMPANY, LLC

PROPERTY INFORMATION

General Location: West side of Gray Hendrix Rd., south of Garrison Rd.
Other Parcel Info.:
Tax ID Number: 90 162 **Jurisdiction:** County
Size of Tract: 10.9 acres
Accessibility: Access is via Gray Hendrix Rd., a local street with a pavement width of 17' to 19' within a 40' right-of-way or Hodge Rd., a local street with a pavement width of 11' - 12' within a 30' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Zoning in the area consists of I industrial, A agricultural & RA residential. Development in the area consists of detached dwellings and a mobile home park
Proposed Use: Detached residential subdivision **Density:**
Sector Plan: Northwest 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: Ashley Meadows
No. of Lots Proposed: 42 **No. of Lots Approved:** 0
Variances Requested: 1. Reverse curve tangent variance from 50' to 0' at sta. 1+45.29 of Road A
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 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 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 is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Certification on the final plat by the applicant's engineer that there is 300' of sight distance at the proposed subdivision entrance on Gray Hendrix Rd. and at the proposed driveway location for lot 42
5. Prior to certification of the final plat for the subdivision, establishing a property owners association for the purpose of maintaining the storm water drainage system.
6. Place a note on the final plat that all lots except lot 42 will be accessed from the internal road system only
7. Provision of traffic calming as may be required by the Knox County Dept. of Engineering and Public Works
8. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
9. Provision of stream buffers as required by the Knox County Dept. of Engineering and Public Works and the Tenn. Dept. of Environment and Conservation
10. 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: This same concept subdivision plan has been approved by MPC two times in the past. The first approval of this subdivision plan and use on review was granted in 2007 (8-SB-07-C). No final plats were approved for the project during the two years following that approval. As a result, the approval by MPC timed out which necessitated reapproval in 2009 (12-SC-09-C). The concept plan approval is good for up to two years. The property has changed hands and now this applicant is requesting the plan be reapproved.

Action: Approved **Meeting Date:** 9/13/2012

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Certification on the final plat by the applicant's engineer that there is 300' of sight distance at the proposed subdivision entrance on Gray Hendrix Rd. and at the proposed driveway location for lot 42
5. Prior to certification of the final plat for the subdivision, establishing a property owners association for the purpose of maintaining the storm water drainage system.
6. Place a note on the final plat that all lots except lot 42 will be accessed from the internal road system only
7. Provision of traffic calming as may be required by the Knox County Dept. of Engineering and Public Works
8. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
9. Provision of stream buffers as required by the Knox County Dept. of Engineering and Public Works and the Tenn. Dept. of Environment and Conservation
10. 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 Action: APPROVE variance 1 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 10 conditions

Date of Approval: 9/13/2012

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: