



**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: South Oak  
Surveyor: Batson, Himes, Norvell & Poe  
No. of Lots Proposed: 5 No. of Lots Approved: 0  
Variances Requested: None  
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 the concept plan subject to 9 conditions  
Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knox County Zoning Ordinance  
2. Constructing a dedicating a cul-de-sac at the end of Split Oak Dr. per the requirements of the Knox County Dept, of engineering and Public Works  
3. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works  
4. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.  
5. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knox County (91-1-102)  
6. Provision of the required stream buffers on the final plat  
7. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation  
8. Prior to final plat approval, establish a homeowners association for the purpose of maintaining the joint permanent easement, stromwater drainage facilities and any other commonly held assets  
9. 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 is the remaining property of the previously approved South Oak Subdivision. The applicant is proposing to divide this 9.92 acre site into 5 lots. Each lot will be at least one acre of land. Access will be via a joint permanent easement. At present Split Oak Dr. is stubbed to this property. The applicant will construct and dedicate a cul-de-sac a the end of Split Oak Dr. as required by the Knox County Dept. of Engineering and Public Works.

Development of this site is impacted by the presence of three creeks that cross or converge on the property. Stream buffers will be required to be established along each of these creeks. The Tenn. Dept. of Environment and Conservation will have to grant permits for any proposed creek crossings. Staff has recommended driveway locations for lots 1 and 4 in order to reduce the number of stream crossings.

**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 water and sewer utilities are in place to serve this site.
- 2. The proposed detached residential subdivision is consistent in use and density with the zoning designation.
- 3. Any school aged children living in this development are presently zoned to attend Mount Olive Elementary School, South Doyle Middle, and South Doyle High School.

**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 RAE (Single Family Exclusive) zone and all other requirements of the Knox County Zoning Ordinance.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

- 1. The South County Sector Plan identifies this property for low density residential use. The RAE zoning for this property will allow the subdivision as proposed.

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

**MPC Action:**

Approved

**MPC Meeting Date:** 9/14/2006

**Details of MPC action:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Deleted by MPC 9/14/2006
3. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
5. Deleted by MPC 9/14/2006
6. Provision of the required stream buffers on the final plat
7. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
8. Deleted by MPC 9/14/2006
9. 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 the concept plan subject to 9 conditions excluding conditions 2, 5 & 8 (by MPC)

**Date of MPC Approval:**

9/14/2006

**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:**