

**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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 9-SH-07-C                      **Related File Number:**  
**Application Filed:** 8/6/2007              **Date of Revision:**  
**Applicant:** C & C DEVELOPMENT

**PROPERTY INFORMATION**

**General Location:** East side of Salem Church Rd., north of Fort Sumter Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 19 095 & 095.01                      **Jurisdiction:** County  
**Size of Tract:** 13.7 acres  
**Accessibility:** Access is via Salem Church Rd., a local street with a pavement width of 17' -19' feet within a 40' wide right-of-way.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision                      **Density:**  
**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:** RA (Low Density 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:** Sumter Place - Revised

**No. of Lots Proposed:** 12                      **No. of Lots Approved:** 0

**Variations Requested:**

1. Vertical curve variance from 165' to 100' at sta 10+50 of Road A
2. Horizontal curve variance from 250' to 150' at sta 11+13 of Road A
3. Horizontal curve variance from 250' to 150' at sta 16+61 of Road A
4. Horizontal curve variance from 250' to 150' at sta 18+62 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 variances 1 & 4 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 11 conditions:

1. Meeting all applicable requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. Certification on the final plat by the applicant's engineer that there is at least 300 feet of sight distance in both directions along Salem Church Rd. at the subdivision entrance
6. Note on the concept plan that the Knox County Dept. of Engineering and Public Works has approved the 3% grade at the intersection of the proposed road and Salem Church Rd.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm drainage system.
9. Provision of a standard 26' wide local street and the appropriate cross section as called for in the Subdivision Regulations
10. Obtaining a sight distance easement across the property to the southwest of this site (Map 019 parcel 95.03) as may be required by the Knox County Dept. of Engineering and Public Works
11. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Comments:** The applicant is proposing to divide this 13.69 acre site into 12 lots. The smallest lot is approximately on-half acre in size, with most lots containing more than one acre. The access to this site is via Salem Church Rd. The applicant's engineer will be required to certify that 300' of sight distance can be provided in both directions at the entrance to the subdivision.

### **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 will be provided to this site.
2. The proposed detached single-family subdivision at a density of .88 du/ac, is consistent in use and density with the approved RA (Low Density Residential) zoning of the property (4-M-06-RZ)
3. Any school age children living in this development are presently zoned to attend Halls Elementary and Halls Middle and Halls High Schools.

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

1. The proposed detached single-family subdivision meet the standards for development within a RA Zone and all other requirements of the Zoning Ordinance with the recommended conditions.

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

1. The North County Sector Plan as amended designates this property for low density residential use. The RA zoning approved for the property permits the development as proposed.
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:** 9/13/2007

**Details of MPC action:**

**Summary of MPC action:** APPROVE variances 1 & 4 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 11 conditions:

**Date of MPC Approval:**

**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:**