



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 10-SK-06-C

AGENDA ITEM #: 28

AGENDA DATE: 10/12/2006

▶ **SUBDIVISION:** CABOT RIDGE
▶ **APPLICANT/DEVELOPER:** GLENNARD HARRINGTON
OWNER(S): GLENNARD HARRINGTON

TAX IDENTIFICATION: 169 1 & PART OF 21
JURISDICTION: County Commission District 5

▶ **LOCATION:** South side of Cabot Ridge Ln., northeast side of Harvey Rd.
SECTOR PLAN: Southwest County
GROWTH POLICY PLAN: Planned Growth Area
▶ **APPROXIMATE ACREAGE:** 7.5 acres

▶ **ZONING:** PR (Planned Residential)
▶ **EXISTING LAND USE:** Vacant land
▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural and PR residential. Development consists of detached single family dwellings.

▶ **NUMBER OF LOTS:** 16
SURVEYOR/ENGINEER: LeMay & Associates
ACCESSIBILITY: Access is via Cabot Ridge Ln., a local street with a pavement width of 26' within 50' right-of-way.
▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance from 150' to 100' at sta. 0+50 of Rockford Ln.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the topography of the site restricts compliance with the Subdivision Regulations**

APPROVE the concept plan subject to 6 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Obtaining approval from Loudon County for the lots that are partially located in their jurisdiction.
- 4.. Meeting all requirements of the previously approved Use-on-Review development plan (12-J-03-UR)
5. Place a note on the final plat that all lots will have access from the internal road system only.
6. 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 a revision to the previously approved concept plans for Cabot Ridge Subdivision. The first concept plan for this development contained 97 lots, and it was approved in 1999. Since that time the concept plan has been revised numerous times. The current revision was brought about because the previously approved concept plan approval have lapsed. MPC's approval of a concept plan remains in effect

for a period of two years. In this case the applicant is requesting that MPC reapprove only a portion of the previously approved concept plan 12-SF-03-C). At present, the developer has obtained final plat approval for 71 lots. The revised concept plan proposes 16 new lots. That will bring the total number of lots within this development to 87 or 1.78 du/ac the project.

A number of the lots that back up to Harvey Rd. are partially located in Loudon County. Action taken by MPC regarding those lots will be subject to approval, if required, by Loudon County.

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 all utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the zoning and subdivision development in the area.

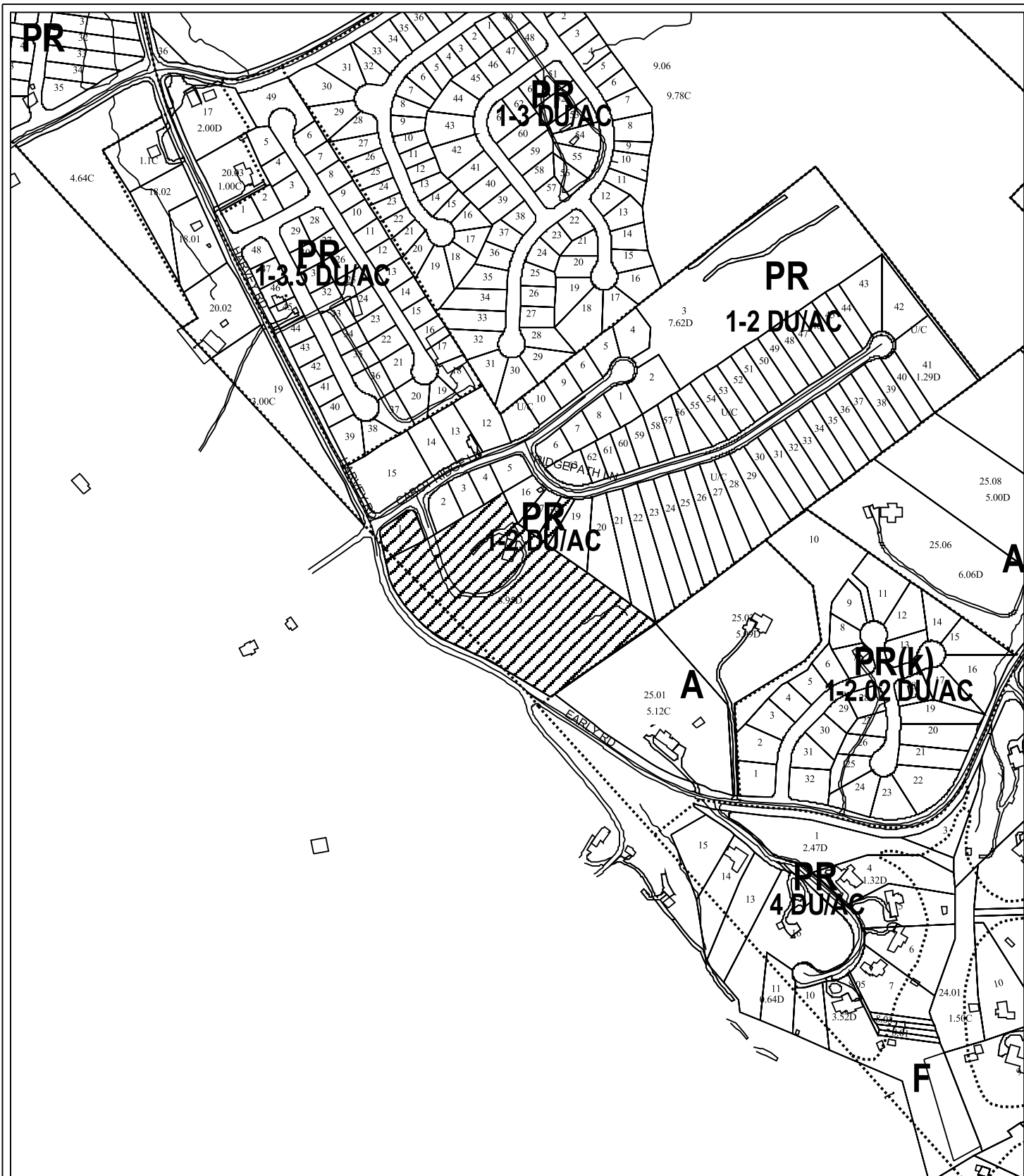
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
3. The recommended density of this site is 1-2 dwelling units per acre. The proposed 1.78 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The proposed development density of 1.78 du/ac is consistent with the Sector Plan and the other development found in the area.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.

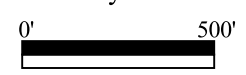


10-SK-06-C
CONCEPT PLAN

Subdivision: Cabot Ridge
Map No: 169
Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 10/02/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

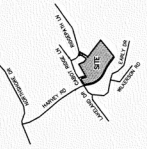


REV. DATE	BY
02-10-06	
03-28-06	
04-12-06	

LEMAY AND ASSOCIATES
 CONSULTING ENGINEERS
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37922
 PH (865) 671-0183 FAX (865) 671-0213

REVISED CONCEPT PLAN
 CABOT RIDGE
 UNIT 3
 DISTRICT 6 • KNOX COUNTY, TENNESSEE

DATE	10-24-06
BY	JAC
CHECKED	JAC
SCALE	1"=50'
SHEET	1 OF 2 SHEETS
JOB NUMBER	4350



LEGEND

1	EXISTING ROADS
2	EXISTING UTILITIES
3	EXISTING EROSION CONTROL
4	EXISTING VEGETATION
5	EXISTING SURFACE WATER
6	EXISTING SUBSURFACE WATER
7	EXISTING EROSION CONTROL
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9	EXISTING SURFACE WATER
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98	EXISTING SUBSURFACE WATER
99	EXISTING EROSION CONTROL
100	EXISTING VEGETATION

THESE PLANS HAVE BEEN PREPARED BY AN ENGINEER AND ALL UNDERGROUND UTILITIES HAVE BEEN LOCATED AND SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

10-24-06-C
CONCEPT PLAN
 REVISED 4-29-06

GRAPHIC SCALE
 1" = 50'
 1" = 100'

