



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

▶ **FILE #:** 9-SE-06-C

AGENDA ITEM #: 22

AGENDA DATE: 9/14/2006

▶ **SUBDIVISION:** SOUTH OAK

▶ **APPLICANT/DEVELOPER:** ALT, INC.

OWNER(S): ALT, INC.

TAX IDENTIFICATION: 135 G C 021 135 021.01

JURISDICTION: Knox County Commission District 9

▶ **LOCATION:** Southeast of Split Oak Dr., southeast of Oakside Dr.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area

▶ **APPROXIMATE ACREAGE:** 9.92 acres

▶ **ZONING:** RAE (Single Family Exclusive)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned RA, RAE & RB residential. Development in the area consists of detached dwellings.

▶ **NUMBER OF LOTS:** 5

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Split Oak Dr., a local street with a pavement width of 26' within a 50' right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 9 conditions**

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 Dep
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 at 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.

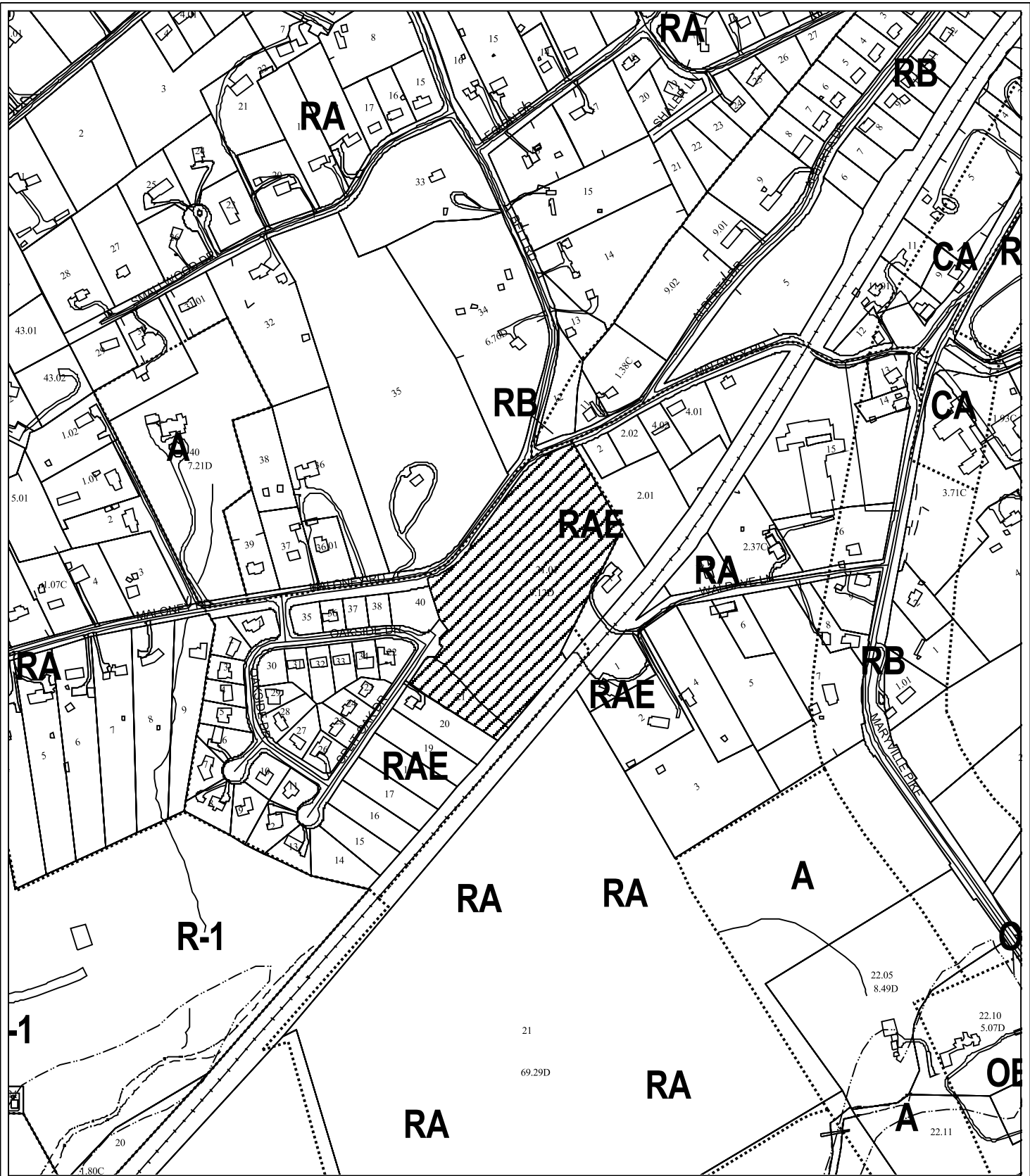
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

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'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.




9-SE-06-C
CONCEPT PLAN

Subdivision: South Oak

Map No: 135

Jurisdiction: Knox County

 Approval of a Concept Plan

Original Print Date: 08/24/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



