



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

▶ **FILE #:** 4-SA-07-C

**AGENDA ITEM #:** 17

**AGENDA DATE:** 4/12/2007

▶ **SUBDIVISION:** HANNAHS PARK

▶ **APPLICANT/DEVELOPER:** TODD GARRETT

**OWNER(S):** TODD GARRETT

**TAX IDENTIFICATION:** 67 P G 019

**JURISDICTION:** County Commission District 6

▶ **LOCATION:** Southeast side of Meredith Rd., northeast side of Hannahs Park Ln.

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 0.7 acre

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Developed subdivision

▶ **PROPOSED USE:** Detached dwelling

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

▶ **NUMBER OF LOTS:** 1

**SURVEYOR/ENGINEER:** J.B. Turnmire

**ACCESSIBILITY:** Access is via Meredith Rd., a local street with a pavement width of 18' within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the concept plan subject to 4 conditions**

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Place a note on the final plat that all lots except lot 19 (067PG019) will have access from the internal street system only.
3. Meeting all other requirements of the previously approved concept plan 6-SG-04-C.
4. 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:**

Based on the previously approved concept plan 6-SG-04-C, the applicant divided this 9.7 acre site into 19 lots. A condition of that concept plan was that all lots would be required to have access to the internal street. Due to the location of a small stream and the detention basin, the applicant is now requesting that the driveway for lot 19 be allowed to connect to Meredith Rd. The proposed driveway location will not create a safety hazard.

**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 subdivision is consistent in use and density with the recent rezoning recommendation.

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

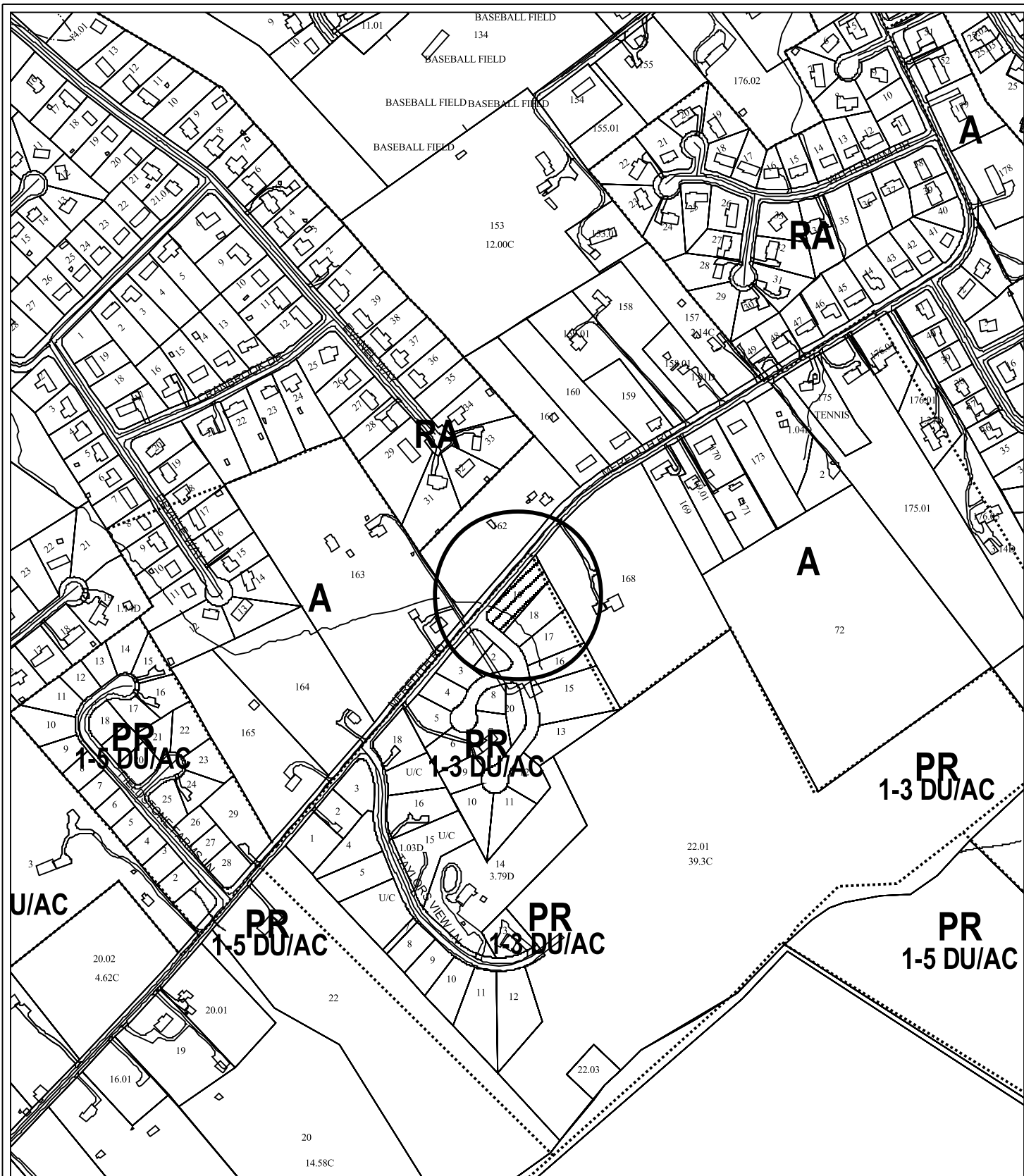
1. The proposed subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.

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.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The proposed development is consistent with the Northwest County Sector Plan proposal of low density residential uses. The PR zoning recommended for this site will allow a density up to 3 du/ac. At a proposed density of 1.96 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

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.



**4-SA-07-C  
CONCEPT PLAN**

Subdivision: Hannahs Park  
 Map No: 67  
 Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 03/21/07    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



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