



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

▶ **FILE #:** 1-SD-07-C

AGENDA ITEM #: 23

AGENDA DATE: 1/11/2007

▶ **SUBDIVISION:** MICAH DRIVE
▶ **APPLICANT/DEVELOPER:** MJM DEVELOPMENT
OWNER(S): MJM DEVELOPMENT, INC.

TAX IDENTIFICATION: 28 220
JURISDICTION: County Commission District 7

▶ **LOCATION:** **Northeast side of Micah Dr., northwest of Salomone Ln.**
SECTOR PLAN: North County
GROWTH POLICY PLAN: Planned Growth Area
▶ **APPROXIMATE ACREAGE:** 6.06 acres

▶ **ZONING:** **A (Agricultural)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Detached dwellings**

SURROUNDING LAND USE AND ZONING: This rolling, wooded site is within an area of residential development that has occurred under A, RA and PR zones.

▶ **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Micah Ln., a local dead-end street with 20' of pavement within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **None**

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 6 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
4. Certification by the applicant's surveyor that there is sight distance in both directions at the proposed driveway connections equal to or greater than 10 times the posted speed limit of Micah Dr.
5. Establishment of a homeowners association for the purpose of maintaining the storm water system and detention pond prior to approval of the final plat of this subdivision
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 subdivision that will consist of six lots with each lot having a driveway to Micah Dr. Staff will require the applicant's engineer to certify that adequate sight distance can be provided at each proposed driveway location.

This site was before MPC on September 14, 2006 for rezoning to PR (Planned Residential). MPC

recommended approval of the PR zoning at 2.5 du/ac. The Knox County Commission denied the request for rezoning. The site is presently zoned A (Agricultural). The lots as proposed meet the requirements of the A (Agricultural) zone.

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 can be provided to the site.
2. The proposed subdivision is consistent in use and density with the zoning and subdivision development in the area.

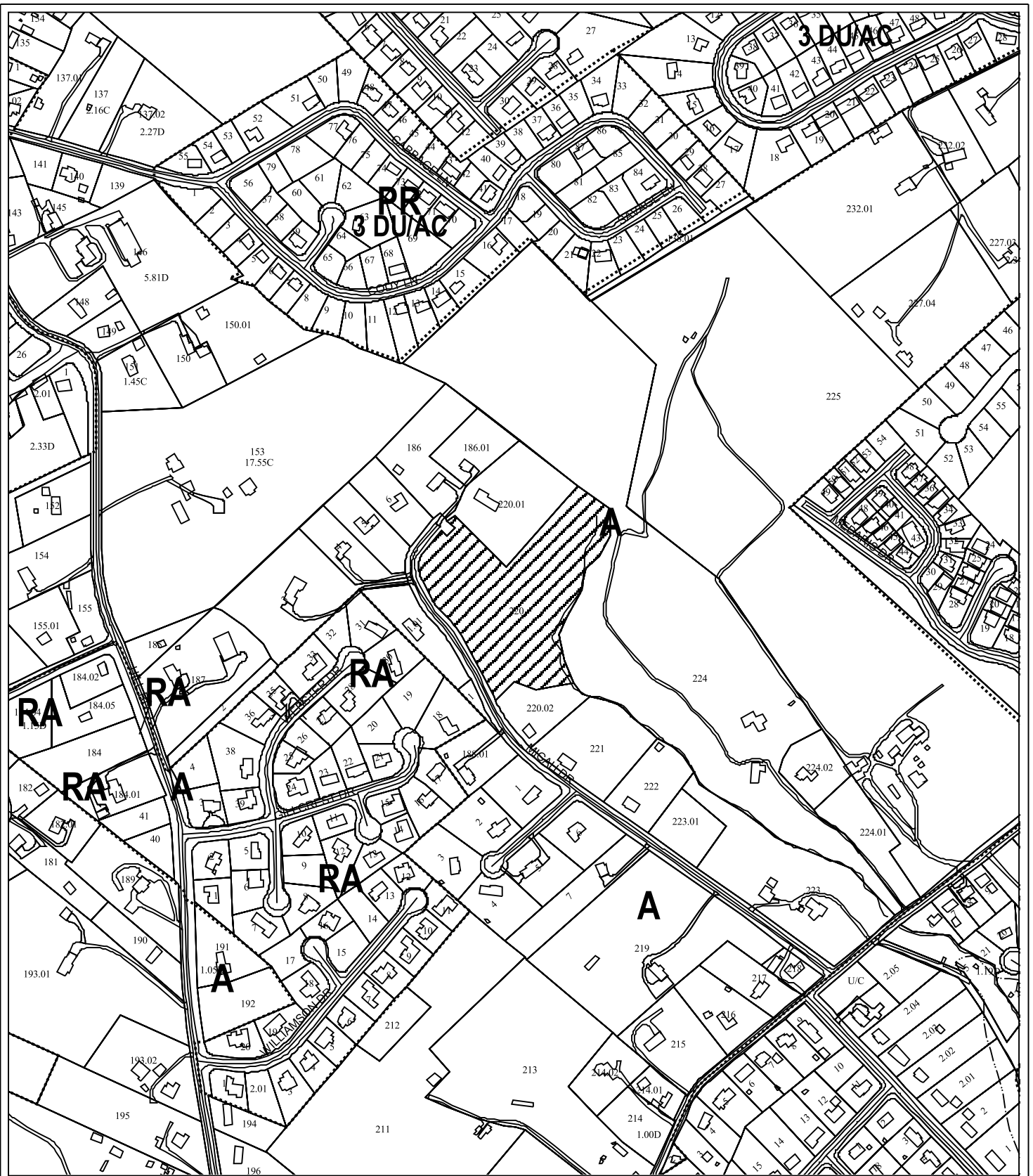
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed subdivision meets the standards for development within the A (Agricultural) zone and all other requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property for Low Density Residential use. The site is located in the Planned Growth Area as shown on the Knoxville-Knox County-Farragut Growth Policy Plan.

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.




1-SD-07-C
CONCEPT PLAN

Subdivision: Micah Drive

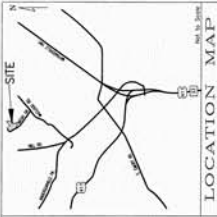
Map No: 28

Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 01/03/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





- NOTES:**
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. ALL DIMENSIONS ARE BASED ON THE 1985 DATUM.
 3. ALL DIMENSIONS ARE BASED ON THE 1985 DATUM.
 4. THE PROPERTY COORDINATES APPROXIMATELY 4.25 ACRES SUBDIVIDED INTO 8 TOTAL LOTS.
 5. THE PROPERTY IS ZONED AS:
 6. THE PROPERTY IS ZONED AS:
 7. THE PROPERTY IS ZONED AS:
 8. THE PROPERTY IS ZONED AS:
 9. THE PROPERTY IS ZONED AS:
 10. THE PROPERTY IS ZONED AS:
 11. ALL DIMENSION LOCATIONS MUST HAVE 200' OF BUFFER DISTANCE AT THEIR INTERSECTION WITH EACH OTHER.
 12. ALL DIMENSION LOCATIONS MUST BE REVISIONED TO ADDRESS SHORTCOMES OF THE



CONCEPT PLAN



REVISED
1/2, 2006

STATE OF TENNESSEE
COUNTY OF HAMILTON
REGISTERED PROFESSIONAL ENGINEER
No. 10000
Name: *Harold A. [Signature]*
Expiration Date: 12/31/06

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NO.	DATE	DESCRIPTION
1	1/2/06	CONCEPT PLAN FOR MAM DEVELOPMENT-NICAH DRIVE
2	1/2/06	REVISED

1-SD-07-C

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