

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 1-SE-07-C **Related File Number:**
Application Filed: 12/4/2006 **Date of Revision:**
Applicant: SOUTHLAND ENGINEERING CONSULTANTS, LLC
Owner: TIMBER OUTLETS INVESTMENT, LLC

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
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: West end of Shoregate Ln., southwest of Reflection Bay Dr. west of Pelleaux Rd.
Other Parcel Info.:
Tax ID Number: 27 PART OF 287.02 **Jurisdiction:** County
Size of Tract: 13.67 acres
Accessibility: Access is via Reflection Bay Dr., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant / PR (Planned Residential)
South: Residences / A (Agricultural)
East: Residences and vacant lots / PR (Planned Residential)
West: Residences / RA (Low Density Residential)
Proposed Use: Detached Residential Subdivision **Density:** 2.71 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Rural 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: PR (Planned 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: Harbor Cove at Timberlake, Unit 5 (Revised)
Surveyor: Southland Engineering Consultants, LLC
No. of Lots Proposed: 37 **No. of Lots Approved:** 37
Variances Requested: 1. Horizontal curve variance on Shoregate Ln. at STA 3+00 to 6+50, from 250' to 150'.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variance 1 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 9 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Obtaining an off-site drainage easement for the outfall for the detention basin located on Lots 6 - 8, as required by the Knox County Department of Engineering and Public Works.
4. The proposed sidewalks meeting the American Disabilities Act requirements.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Including the line of sight easement across Lots 15 and 16 on the final plat in order to provide the needed sight distance for the horizontal curve.
7. Meeting all conditions of the previously approved use on review development plan (5-M-99-UR).
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan within a PR (Planned Residential) District.

Comments: The applicant has submitted a revised Concept Plan for Unit 5 of Harbor Cove at Timberlake. The Concept Plan for Harbor Cove at Timberlake Subdivision (10-SF-04-C) was approved by the Planning Commission on October 14, 2004. The original Use-on-Review approval (5-M-99-UR) was granted back in 1999 for a total of 306 lots. The applicant is submitting this revised Concept Plan for approval of six additional lots in this unit of the Subdivision. With this increase in lots the overall subdivision will be 19 lots below what was approved by the Use-on-Review. The revised Concept Plan follows the same layout as the previous plan. An off-site drainage easement will be required for the outfall from the detention basin located on Lots 6 - 8.

MPC Action: Approved **MPC Meeting Date:** 1/11/2007

Details of MPC action:

Summary of MPC action: APPROVE variance 1 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 9 conditions:

Date of MPC Approval: 1/11/2007 **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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: