

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: RIVERWALK LANDING, UNIT 1
Surveyor: Lamar Dunn & Associates
No. of Lots Proposed: 49 No. of Lots Approved: 49
Variances Requested: 1. Horizontal curve variance Road A at STA 13+00, from 250' to 100'
2. Horizontal curve variance Road A at STA 18+00, from 250' to 100'
3. Horizontal curve variance Road B at STA 2+00, from 250' to 100'
4. Vertical curve variance at STA 4+00 from 175' to 125'

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 variances 1 - 4 because the site's topography and streams restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions:

Staff Recomm. (Full):

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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Placing a note on the final plat that all lots will have access only to the internal street system.
5. Revising the access to Lot 9 to either a 25' wide permanent access easement or a 25' wide access strip that is part of the lot.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, amenities and drainage system.
7. Prior to final plat approval, the applicant shall work with the Knox County Greenways and Parks Coordinator to determine if a public greenway easement would be required within the proposed subdivision along the French Broad River.
8. Meeting all requirements of the approved use on review development plan.
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.

Comments: The applicant is proposing to subdivide approximately 37.2 acre tract into 49 lots at a density of 1.32 du/ac. The Planning Commission recommended approval of rezoning requests for this property to PR (Planned Residential) at a density of 1 - 3 du/ac on September 14, 2006 (8-T-06-RZ) and November 9, 2006 (11-D-06-RZ & 11-E-06-RZ). The Knox County Commission approved the rezoning requests on December 18, 2006.

At the request of Staff, the applicant is providing a single access point into the subdivision from E. Governor John Sevier Hwy. Access to Unit 2 of the subdivision will be from Grand Valley Rd.

The Knox County Parks Plan identifies a greenway along the south side of the French Broad River. The applicant has included a walking trail along the river frontage. Staff is recommending a condition that prior to final plat approval, the applicant shall work with the Knox County Greenways and Parks Coordinator to determine if a public greenway easement would be required in that area.

MPC Action: Approved MPC Meeting Date: 2/8/2007

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Works.

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Summary of MPC action: APPROVE variances 1 - 4 because the site's topography and streams restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions:

Date of MPC Approval: 2/8/2007 **Date of Denial:** **Postponements:** 1/11/2007

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: