#### KNOXVILLE·KNOX COUNTY CASE SUMMARY APPLICATION TYPE: SUBDIVISION METROPOLITAN PLANNING CONCEPT PLAN COMMISSION 1-SI-07-C File Number: **Related File Number:** 1-L-07-UR Ν Ν s s Suite 403 • City County Building **Application Filed:** 12/4/2006 Date of Revision: 400 Main Street Knoxville, Tennessee 37902 Applicant: **RIVER WALK LANDING, LLC** 8 6 5 • 2 1 5 • 2 5 0 0 FAX•215•2068 Owner: RIVER WALK LANDING, LLC DAN MITCHELL www•knoxmpc•org PROPERTY INFORMATION **General Location:** Northwest side of E. Governor John Sevier Hwy., northeast side of Grand Valley Rd. **Other Parcel Info.:** Tax ID Number: 111 38 & 39 Jurisdiction: County Size of Tract: 37.2 acres Access is via E. Governor John Sevier Hwy., a major arterial street with 30' of pavement width within Accessibility: 110' of right-of-way.

### **GENERAL LAND USE INFORMATION**

Existing Land Use:	Residence and vac	ant land			
Surrounding Land Use:	North: French Broad River / F-1 (Floodway) South: Residences / A (Agricultural) East: Vacant land & Knox-Chapman Utility District facilities / PR (Planned Residential) & A (Agricultural) West: Vacant land and residence / A (Agricultural)				
Proposed Use:	Detached residential subdivision		Density: 1.32 du/ac		
Sector Plan:	South County	Sector Plan Designation:			
Growth Policy Plan:	Planned Growth Are	ea			
Neighborhood Context:					

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

PR (Planned Residential)

Current Zoning: 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:	RIVERWALK LANDING, UNIT 1				
Surveyor:	Lamar Dunn & Associates				
No. of Lots Proposed:	49No. of Lots Approved:49				
Variances Requested:	<ol> <li>Horizontal curve variance Road A at STA 13+00, from 250' to 100'</li> <li>Horizontal curve variance Road A at STA 18+00, from 250' to 100'</li> <li>Horizontal curve variance Road B at STA 2+00, from 250' to 100'</li> </ol>				

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):	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.</li> <li>Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).</li> <li>Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.</li> <li>Placing a note on the final plat that all lots will have access only to the internal street system.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>Meeting all requirements of the approved use on review development plan.</li> <li>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.</li> </ol>		
Comments:	<ul> <li>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 &amp; 11-E-06-RZ). The Knox County Commission approved the rezoning requests on December 18, 2006.</li> <li>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.</li> <li>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.</li> </ul>		
MPC Action:	Approved MPC Meeting Date: 2/8/2007		
Details of MPC action:	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.</li> <li>Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).</li> <li>Meeting all applicable requirements of the Knox County Department of Engineering and Public</li> </ol>		

	<ul> <li>Works.</li> <li>4. Placing a note on the final plat that all lots will have access only to the internal street system.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>8. Meeting all requirements of the approved use on review development plan.</li> <li>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.</li> </ul>						
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 Den	al:	Postponements:	1/11/2007		
Date of Withdrawal:		Withdrawn	prior to publication?:	Action Appealed?	:		
	LEGISLA	TIVE ACTI	ON AND DISPOSIT	ΓΙΟΝ			
Legislative Body:	Knox County Chance	ery Court					
Date of Legislative Action:			Date of Legislative Act	ion, Second Readin	g:		
Ordinance Number:			Other Ordinance Number References:				
Disposition of Case:			Disposition of Case, Second Reading:				
If "Other":			f "Other":				
Amendments:			Amendments:				
Date of Legislative Appeal:			Effective Date of Ordinance:				