

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

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
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 10-SF-04-C **Related File Number:**
Application Filed: 9/13/2004 **Date of Revision:**
Applicant: TIMBER OUTLETS INVESTMENT, LLC
Owner: TIMBER OUTLETS INVESTMENT, LLC

PROPERTY INFORMATION

General Location: East end of Harbor Cove Dr., west side of Pelleaux Rd.
Other Parcel Info.:
Tax ID Number: 27 287.02 & 287.03 **Jurisdiction:** County
Size of Tract: 58.3 acres
Accessibility: Access is via Harbor Cove Dr., a local street with a 26' pavement width within a 50' right-of-way and Pelleaux Rd., a major collector street with a 19' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / A (Agricultural)
South: Residences / A (Agricultural)
East: Residences / A (Agricultural)
West: Residences (Units 1-3 of the subdivision) / PR (Planned Residential)
Proposed Use: Detached single-family subdivision **Density:** 2.16 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth 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

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 126 **No. of Lots Approved:** 126

Variances Requested:

1. Horizontal curve variance on Road K at station 2+00, from 250' to 225'.
2. Horizontal curve variance on Road N at station 4+00, from 250' to 150'.
3. Horizontal curve variance on Road N at station 13+25, from 250' to 100'.
4. Vertical curve variance on Road N at station 9+45, from 225' to 140'.
5. Vertical curve variance on Road N at station 11+15, from 175' to 105'.

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 - 5 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 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. Obtaining an off-site drainage easement for the outfall for the detention basin located on Lots 236 and 237.
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. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
7. Certification on the final plat by the applicant's surveyor that the required sight distance exists in both directions along Pelleaux Rd.
8. Place a note on the final plat that all lots will have access only to the internal street system.
9. Including the line of sight easement across Lots 187, 206, 242, 243 and 271 on the final plat in order to provide the needed sight distance for the horizontal curves.
10. Meeting all conditions of the previously approved use on review development plan (5-M-99-UR).
11. 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 has submitted the new Concept Plan for the remaining portion of Harbor Cove at Timberlake. The original Concept Plan for Timberlake Subdivision (9-SB-99-C) expired in September of this year. The applicant is requesting approval of the new Concept Plan with 126 lots. While the new plan includes two lots above the number previously approved for the same area, a number of larger lots have been recorded in the subdivision resulting in about 25 fewer lots than what was approved by the Use-on-Review (306 total lots). The proposed 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 236 and 237.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved

MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action: APPROVE variances 1 - 5 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject to 11 conditions:

Date of MPC Approval: 10/14/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: