

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 11-SB-01-C                      **Related File Number:** 11-Q-01-UR  
**Application Filed:** 10/20/2001              **Date of Revision:**  
**Applicant:** MARTHA LEEVILLE, GP  
**Owner:** INCOMPLETE

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  
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### PROPERTY INFORMATION

**General Location:** South side S. Northshore Dr., east of Harvey Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 169 9.06                      **Jurisdiction:** County  
**Size of Tract:** 81 acres  
**Accessibility:** Access is via S. Northshore Dr. which has a pavement width of 19' within a 40' right-of-way and is classified as an arterial road.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:** Property in the area is zoned A agricultural and PR residential. Development in the area consists of numerous subdivisions that have been developed in the past few years. Large agricultural tracts are still present in the area.  
**Proposed Use:** Detached single family subdivision                      **Density:** 2.66 du/ac  
**Sector Plan:** Southwest 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: Falcon Pointe

Surveyor: Sullivan

No. of Lots Proposed: 215      No. of Lots Approved: 0

Variances Requested: 1. Horizontal curve variance from 250' to 175' at sta. 8+50 of Road B.  
2. Cul se sac grade variance from 10% to 12% at sta. 5+00 of Road F.  
3. Horizontal curve variance from 250' to 120' at sta. 9+00, from 250' to 100' at sta.10+50 and 250 to 100' at sta. 15+00 of Road G,

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE variance 1-3 because of topography, and because the proposed variances will not create a traffic hazard

APPROVE the Concept Plan subject to 7 conditions

Staff Recomm. (Full): 1. Connection to sanitary sewers and meeting any other relevant requirement of the Knox County Health Dept.  
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.  
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).  
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.  
5. Provision of a cross section for the proposed joint permanent easement that meets the requirements of the Subdivision Regulations.  
6. Place a note on the final plat that all lots will have access to the internal street system only.  
7. 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: This site is located on the south side of S. Northshore Dr. east of Harvey Rd. and includes 81 acres of rolling terrain. The southern most portion of the site has steep topography which will limit the number of lots in that area. The subdivision will contain 215 residential lots and a common area for recreational uses. Additionally, the developer will be providing a sidewalk on every street and a walking trail around the perimeter of a large portion of the development. The development will be done as one subdivision with three distinct sections. Lot size and proposed house price will be different for each section.

MPC Action: Approved      MPC Meeting Date: 11/8/2001

Details of MPC action: 1. Connection to sanitary sewers and meeting any other relevant requirement of the Knox County Health Dept.  
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.  
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).  
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Summary of MPC action: APPROVE variance 1-3 because of topography, and because the proposed variances will not create a traffic hazard  
APPROVE the Concept Plan subject to 7 conditions

Date of MPC Approval: 11/8/2001      Date of Denial:      Postponements:

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

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**