

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 11-SC-08-C
Application Filed: 10/6/2008
Applicant: LANDVIEW, LLC.

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North of Gable Run Dr., west side of Orange Blossom Ln., northeast of Solway Rd.
Other Parcel Info.:
Tax ID Number: 89 131 **Jurisdiction:** County
Size of Tract: 15.7 acres
Accessibility: Access is via Solway Rd., a collector street with a pavement width of 20' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned PR residential and A agricultural. Development in the area consists of detached residences and a church.
Proposed Use: Detached Residential Subdivision **Density:** 2.94 du/ac total subdivision
Sector Plan: Northwest 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: Greenbrook
No. of Lots Proposed: 50 No. of Lots Approved: 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 7 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Extending Orange Blossom Ln. to the property boundary in order to facilitate a road connection with the proposed Teal Creek Subdivision
3. Place a note on the final plat that lots 54 and 55 will require review and approval of a geotechnical study prior to issuance of building permits within the 50' wide sinkhole buffer.
4. Prior to final plat certification, establish a homeowners association for the purpose of assessing fees for the maintenance of the proposed drainage structures, open space and other commonly held assets.
5. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
6. Place a note on the final plat that the side yard setback is 10' on each side of a dwelling when the road grade in front of the dwelling is 10% or greater (lots 15-23 and 112-121
7. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

Comments: The applicant has submitted a revised concept plan for a portion of Greenbrook Subdivision. This revision involves down sizing the area of the previously approved plan by 4.16 acres or from 61.8 acres to 57.64 acres in size. The 4.16 acres that is being lost in this project will be added to the adjoining Teal Creek Subdivision which is be developed by the same applicant.

When Greenbrook Subdivision is completed it will contain 169 lots. Staff typically looks for a second access point to a development when the lot count exceeds 150. In this case, the same applicant is developing Teal Creek Subdivision on an adjoining parcel of property. It may be possible to provide a connection between the two subdivision by extending Orange Blossom Ln. Staff has requested the applicant's engineer to examine that possibility and prepare an extended road profile that will result in the desired connection between these subdivisions

MPC Action: Approved MPC Meeting Date: 11/13/2008

Details of MPC action:
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Extending Orange Blossom Ln. to the property boundary in order to facilitate a road connection with the proposed Teal Creek Subdivision
3. Place a note on the final plat that lots 54 and 55 will require review and approval of a geotechnical study prior to issuance of building permits within the 50' wide sinkhole buffer.
4. Prior to final plat certification, establish a homeowners association for the purpose of assessing fees for the maintenance of the proposed drainage structures, open space and other commonly held assets.
5. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
6. Place a note on the final plat that the side yard setback is 10' on each side of a dwelling when the road grade in front of the dwelling is 10% or greater (lots 15-23 and 112-121
7. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

Summary of MPC action: APPROVE the Concept Plan subject to 7 conditions

Date of MPC Approval: 11/13/2008 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: