

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
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Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 11-SD-01-C **Related File Number:** 11-N-01-UR
Application Filed: 10/8/2001 **Date of Revision:**
Applicant: JMP DEVELOPMENT
Owner: JMP DEVELOPMENT CO, LLC

PROPERTY INFORMATION

General Location: Northeast side of S. Northshore Dr., southeast of Bluegrass Rd.
Other Parcel Info.:
Tax ID Number: 154 PT. 82 **Jurisdiction:** County
Size of Tract: 4.31 acres
Accessibility: Access is via Meadow Ridges Ln., a local street with a pavement width of 26' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: Property in the area is zoned PR and RA residential. Development consists of attached and detached single family dwellings.
Proposed Use: Detached single family subdivision **Density:** 2.01 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: Highlands at Northshore
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 11 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:

Staff Recomm. (Abbr.): APPROVE the concept plan subject to 6 conditions

Staff Recomm. (Full):
1. Connection to sanitary sewers and 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. Providing a revised concept plan identifying the one acre parcel located on the western end of the property as lot 12 of this unit of the Highlands At Northshore subdivision.
4. Meeting all other applicable requirements of the previously approved concept plan (2-SD-01-C).
5. Meeting all requirements of the approved use on review development plans (2-D-01-UR & 11-N-01-UR).
6. A final plat application 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: This is a revised plan for 4.31 acres of the previously approved Highlands at Northshore Subdivision. At the time the development was first considered, questions were raised regarding a potential sinkhole on this portion of the site. The developer retained an engineering company to examine the depressed area. Their findings state that the depression was manmade and most likely it was created at the time S. Northshore Dr. was constructed. A drainage pipe was found in the depression that was installed at the time the road was built. The drainage from this site connects to an open drainage swale that flows along the natural drainage path to the lake. The applicant's have since filled the depression. The fill material was compacted as it was being placed on the site.

The revision of this portion of the plan will permit an additional four lots. The developers have also reduced the size of a potential out parcel shown for future development on the west end of this site. The parcel now contains approximately one acre. For the present, staff will require this parcel be given a lot number in this development. Access options to this one acre site are limited. A separate use on review will be required for this site.

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

Details of MPC action:
1. Connection to sanitary sewers and 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. Providing a revised concept plan identifying the one acre parcel located on the western end of the property as lot 12 of this unit of the Highlands At Northshore subdivision.
4. Meeting all other applicable requirements of the previously approved concept plan (2-SD-01-C).
5. Meeting all requirements of the approved use on review development plans (2-D-01-UR & 11-N-01-UR).
6. A final plat application 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 6 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: Date of Legislative Action, Second Reading:
Ordinance Number: Other Ordinance Number References:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: