

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 12-SA-02-C **Related File Number:** 12-B-02-UR
Application Filed: 11/12/2002 **Date of Revision:**
Applicant: EAGLE BEND PROPERTIES
Owner: EAGLE BEND PROPERTIES

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
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F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: West end of Canter Ln., northwest of Tate Trotter Rd.
Other Parcel Info.:
Tax ID Number: 47 44.01 **Jurisdiction:** County
Size of Tract: 9.68 acres
Accessibility: Access is via Canter Ln., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land / A (Agricultural)
South: Single-family residences / PR (Planned Residential)
East: Single-family residences / PR (Planned Residential)
West: Vacant land / A (Agricultural)
Proposed Use: Detached single-family subdivision **Density:** 2.99 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: Trotter's Gait Subdivision, Unit 3
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 29 **No. of Lots Approved:** 29
Variances Requested: None
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 the Concept Plan subject to 6 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Prior to the certification of the final plat, recording the protective covenants that apply to Units 1 & 2 of Trotter's Gate Subdivision for this final phase of the subdivision.
5. Meeting all requirements of the approved Use-on-Review development plan.
6. 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 is proposing to subdivide this 9.68 acre tract into 29 detached single-family lots at a density of 2.99 du/ac. This subdivision is the third and final phase of the Trotter's Gate Subdivision. The original Concept Plan for the subdivision expired before the completion of this phase of the subdivision. Access to the property is through the existing street system for Trotter's Gate Subdivision with a single access to Tate Trotter Rd.

MPC Action: Approved **MPC Meeting Date:** 12/12/2002

Details of MPC action:
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Prior to the certification of the final plat, recording the protective covenants that apply to Units 1 & 2 of Trotter's Gate Subdivision for this final phase of the subdivision.
5. Meeting all requirements of the approved Use-on-Review development plan.
6. 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.
7. All lots are to be at least 85 feet from the building line (Added by Commission 12/12/2002)

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

Date of MPC Approval: 12/12/2002 **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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: