

**CASE SUMMARY**  
**APPLICATION TYPE: SUBDIVISION**  
**FINAL PLAT**

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

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Knoxville, Tennessee 37902  
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**File Number:** 2-SK-17-F                      **Related File Number:**  
**Application Filed:** 12/22/2016              **Date of Revision:**  
**Applicant:** LYNCH SURVEYS LLC

**PROPERTY INFORMATION**

**General Location:** North side of Solway Road, north of Greystone Summit Drive  
**Other Parcel Info.:**  
**Tax ID Number:** 89 121                      **Jurisdiction:** County  
**Size of Tract:** 14.695 acres  
**Accessibility:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:**                                      **Density:**  
**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) & TO  
**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:** Solway Station  
**No. of Lots Proposed:** 59      **No. of Lots Approved:** 59  
**Variances Requested:**  
**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Emily Dills  
**Staff Recomm. (Abbr.):** APPROVE Final Plat  
**Staff Recomm. (Full):**

**Comments:** The revisions of the Final Plat was received by staff on corrections deadline. All required changes requested MPC staff and by Knox County Engineering and Public Works were not addressed on the revised copies and they have recommended denial of the Final Plat. MPC Staff noted that the peripheral setback was shown correctly, the lot sizes were left off, and the road names for the new streets were not shown. The following items were not addressed on the revised copies: A Design Plan for guardrail needs to be submitted before Design Certification can be signed. A 50' Stream Buffer is needed from top of bank for both Beaver Creek and the tributary draining to it. Only 58 lots were approved. Lot 59 needs to be labeled as Common Area/Open Space with no lot number. A sight distance easement is needed on lot 47 to provide 250' of sight distance. Flood Zone lines need to be shown and labeled correctly. A MFE of 869.0 needs to be noted on lots 29 and 30. The TNQ #050144 needs to be noted. A note needs to be added for the Operation & Maintenance Agreement. The Greenway Easement needs to be shown and labeled. The Water Quality Easements need to be shown and labeled. It is strongly recommended that the Water Quality Units be shown on Common Areas so that required inspections and maintenance will be the responsibility of the entire subdivision. Drainage Easements of 20' need to be shown between lots 11 & 12, 29 & 30, 44 & 45, on the east side of lot 48 and across lot 58 as shown on the Design Plan. The surveyor needs to certify sufficient sight distance at the entrance.

**Action:** Approved      **Meeting Date:** 3/9/2017

**Details of Action:**

**Summary of Action:** APPROVE Final Plat

**Date of Approval:** 3/9/2017      **Date of Denial:**      **Postponements:** 2/9/2017

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

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Chancery Court

**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:**