

# CASE SUMMARY

## **APPLICATION TYPE: SUBDIVISION CONCEPT PLAN**

**File Number:** 2-SL-03-C                      **Related File Number:**  
**Application Filed:** 1/13/2003              **Date of Revision:**  
**Applicant:** ED LOY, JR.  
**Owner:** ED LOY, JR. JERRY WHEELER

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  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

### **PROPERTY INFORMATION**

**General Location:** East of Harvey Rd., at the east end of Mallard Bay Dr. and Bayview Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 162 047.05                                      **Jurisdiction:** County  
**Size of Tract:** 5.23 acres  
**Accessibility:** Access is via Mallard Bay Dr. and Bayview Dr., local streets with a 26' pavement width within a 50' right-of-way.

### **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Single-family and floodway / PR (Planned Residential) & F (Floodway)  
South: Single-family and vacant land / PR (Planned Residential) and A (Agricultural)  
East: Vacant land and floodway / A (Agricultural) & F (Floodway)  
West: Single-family and floodway / PR (Planned Residential) & F (Floodway)  
**Proposed Use:** Detached single-family lots and common area                      **Density:**  
**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) & F (Floodway)  
**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:** Mallard Bay - Unit 3  
**Surveyor:** Sullivan  
**No. of Lots Proposed:** 3      **No. of Lots Approved:** 3  
**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 4 conditions:  
**Staff Recomm. (Full):**  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
3. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in each direction on Fairlane Rd. Measurement of the sight distance is to be done in the presence of the staff of the Knox County Dept. of Engineering and Public Works.  
4. Provide on the final plat minimum floor elevations (MFE) for all lots in the floodway fringe area. The MFEs are to be established by the Knox County Dept. of Engineering and Public Works.  
5. Meeting all requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.  
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
7. A final plat based on this concept plan will not be accepted by MPC until certification of design plan has been submitted to MPC staff.

**Comments:** The applicant is proposing to subdivide the remaining 11.48 acres of Mallard Bay Subdivision into 3 detached single-family lots and common area. The concept plan and use-on-review applications (9-SJ-96-C & 9-N-96-UR) for Mallard Bay Subdivision were approved by the Planning Commission on September 12, 1996. The subdivision was approved for up to 53 lots. All of the subdivision was approved under final plats except for this remaining 11.48 acres. While the use-on-review approval for the 53 detached units is still valid, the concept plan has expired. The applicant is requesting a new concept plan approval to allow approval of the final plat for the 3 lots and addition of the balance of the property into the existing common area. The final plat is also before the Planning Commission at this meeting (2-SK-03-F). This concept plan approval will provide public road access to a 76 acre tract located directly east of Mallard Bay Subdivision.

**MPC Action:** Approved      **MPC Meeting Date:** 2/13/2003

**Details of MPC action:**

**Summary of MPC action:** APPROVE the Concept Plan subject to 4 conditions:

**Date of MPC Approval:** 2/13/2003      **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:**