

**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  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 3-SB-03-C                      **Related File Number:** 3-C-03-UR  
**Application Filed:** 2/7/2003              **Date of Revision:**  
**Applicant:** MALLARD BAY PROPERTIES  
**Owner:** MALLARD BAY PROPERTIES

**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 48 & PART OF 47.05                      **Jurisdiction:** County  
**Size of Tract:** 45.7 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: Fort Loudon Lake / F (Floodway)  
South: Single-family residences / PR (Planned Residential)  
East: Fort Loudon Lake / F (Floodway)  
West: Single-family residences and vacant land / PR (Planned Residential) & A (Agricultural)  
**Proposed Use:** Detached single-family lots and common area                      **Density:** 1.79 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) Pending & 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 IV

Surveyor: LeMay & Associates

No. of Lots Proposed: 82                      No. of Lots Approved: 82

Variations Requested:

1. Horizontal curve variance on Road A at station 0+86, from 250' to 200'.
2. Horizontal curve variance on Road A at station 7+88, from 250' to 210'.
3. Horizontal curve variance on Road A at station 29+90, from 250' to 100'.
4. Tangent length variance between broken back curves on Road A at station 2+62, from 150' to 136'.
5. Tangent length variance between reverse curves on Road A at station 1+32, from 50' to 36'.
6. Intersection grade variance on Road A at Road A, from 1% to 2%.
7. Intersection grade variance on Road C at Road A, from 1% to 2%.
8. Intersection grade variance on Road D at Road A, from 1% to 2%.
9. Intersection grade variance on Road E at Road A, from 1% to 2%.
10. Vertical curve variance on Road A at station 47+87, from 235.75' to 80'.
11. Vertical curve variance on Road B at station 1+70, from 297.5' to 125'.
12. Vertical curve variance on Road C at station 0+40, from 97.5' to 80'.
13. Vertical curve variance on Road C at station 2+63, from 112.5' to 90'.

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 variances 1 - 13 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 conditions:

Staff Recomm. (Full):

1. Approval of the rezoning request (2-I-03-RZ) to PR (Planned Residential) at 1 - 2 du/ac by Knox County Commission.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation, Tennessee Valley Authority and U.S. Army Corps of Engineers.
7. Revising the dock access easements on Lot 22 so that any future dock can meet the required 35' peripheral setback that borders The Woods at Montgomery Cove. The peripheral setback line shall be shown on the concept plan extending into the Lake.
8. Revising the proposed property line between the Common Area and Lot 1 so that the existing dock is located within the common area.
9. Prior to final plat approval, record a line of sight easement across Lot 59 in order to provide the needed sight distance for the curve in Road A.
10. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, recreational amenities and drainage system.
11. Meeting all requirements of the approved use on review development plan.
12. 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 45.7 acre tract (area above the 820 contour/TVA flowage easement) into 82 detached single-family lots at a density of 1.79 du/ac. The Planning Commission

recommended the rezoning of this property to PR (Planned Residential) at a density of 1 - 2 du/ac at their February 13, 2003 meeting. The request is scheduled to be before the Knox County Commission on March 24, 2003. The Planning Commission had approved the concept plan (2-SL-03-C) for Unit 3 of Mallard Bay Subdivision at their February 13, 2003 meeting. This approval was for three lots and an addition to the common area. The concept plan that is now before the Planning Commission includes a reconfiguration of that common area.

The proposed access to this site is via Mallard Bay Dr. and Bayview Dr., existing streets within Mallard Bay Subdivision. There will be no connection to Distant View Ln., the public street that serves Bayview West Subdivision which is located southeast of Mallard Bay.

As required by the Traffic Access and Impact Study Guidelines and Procedures, a traffic impact analysis study was prepared for this development. The study evaluated the impact of the proposed 82 new lots and the lots that have previously been approved for Mallard Bay Subdivision. The study indicated that no improvements would be required to the existing street system to handle the proposed subdivision.

**MPC Action:** Approved **MPC Meeting Date:** 3/13/2003

- Details of MPC action:**
1. Approval of the rezoning request (2-I-03-RZ) to PR (Planned Residential) at 1 - 2 du/ac by Knox County Commission.
  2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
  4. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works.
  5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation, Tennessee Valley Authority and U.S. Army Corps of Engineers.
  7. Revising the dock access easements on Lot 22 so that any future dock can meet the required 35' peripheral setback that borders The Woods at Montgomery Cove. The peripheral setback line shall be shown on the concept plan extending into the Lake.
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  9. Prior to final plat approval, record a line of sight easement across Lot 59 in order to provide the needed sight distance for the curve in Road A.
  10. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, recreational amenities and drainage system.
  11. Meeting all requirements of the approved use on review development plan.
  12. 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.

**Summary of MPC action:** APPROVE variances 1 - 13 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.  
APPROVE the Concept Plan subject to 12 conditions:

**Date of MPC Approval:** 3/13/2003 **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":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**