

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 3-SD-01-C **Related File Number:** 3-H-01-UR
Application Filed: 2/5/2001 **Date of Revision:**
Applicant: LAKESIDE PARTNERSHIP, INC.
Owner: LAKESIDE PARTNERSHIP, INC.

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
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PROPERTY INFORMATION

General Location: Northwest side of Maryville Pike, southwest side of South Lake Blvd.
Other Parcel Info.:
Tax ID Number: 147 69 **Jurisdiction:** County
Size of Tract: 19 acres
Accessibility: Access is via South Lake Blvd., a local street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: PR (Planned Residential) / Single-family residences
South: A (Agricultural) & PR (Planned Residential) / Single-family residences
East: PR (Planned Residential) / Single-family residences and vacant land
West: F-1 (Floodway) / Little River & Fort Loudoun Lake
Proposed Use: Detached single-family subdivision **Density:** 1.74 du/ac
Sector Plan: South 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: Southpointe, Unit 4
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 33 **No. of Lots Approved:** 0
Variances Requested: 1. Horizontal curve radius variance at Station 5+50 on South Creek Rd., from 250' to 100'.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB
Staff Recomm. (Abbr.): APPROVE variance 1 because of the shape of the property, and the proposed variance will not create a traffic hazard.

Staff Recomm. (Full): APPROVE the Concept Plan subject to 10 conditions:
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. The design plan will need to show how the drainage flow in the easement between lots 23 and 24 will be diverted away from the existing house located at the rear of the lots (Unit 2 of the subdivision) and out to the 822' contour.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation if required for any alteration of the blue line stream.
6. Identify all sewer line easements across proposed lots on the final plat.
7. Place a note on the final plat that all lots will have access only to the internal street system.
8. At final plat approval, record a line of sight easement across Lots 30 and 31 in order to provide the needed sight distance for the curve in South Creek Rd.
9. Meeting all requirements of the approved use on review development plan.
10. 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 19 acre tract, which will be Unit 4 of Southpointe Subdivision, into 33 lots. This phase of the subdivision will connect to existing streets within the subdivision and will have no direct access to Maryville Pike. An existing overhead power line that crosses some of the proposed lots will be removed and replaced with underground service. An existing sewer line will also be partially relocated into the proposed right-of-way.

MPC Action: Approved **MPC Meeting Date:** 3/8/2001

Details of MPC action:

Summary of MPC action: APPROVE variance 1 because of the shape of the property, and the proposed variance will not create a traffic hazard. APPROVE the Concept Plan subject to 10 conditions:

Date of MPC Approval: 3/8/2001 **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: **Disposition of Case, Second Reading:**

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: