# **CASE SUMMARY**

# APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

File Number: 4-SB-08-C Related File Number: 4-B-08-UR

**Application Filed:** 2/28/2008 **Date of Revision:** 

Applicant: TIMBER OUTLETS INVESTMENTS, LLC



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 intersection of Reflection Bay Dr. and Mahogany Ln., southwest of Long Hollow Rd.

Other Parcel Info.:

Tax ID Number: 27 287, 287.03, PO 287.02 & OTHER: PART OF 027MD0 Jurisdiction: County

Size of Tract: 15.68 acres

Accessibility: Access is via Reflection Bay Dr., a local street with a 26' pavement width within a 50' right-of-way.

# **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land and residence

Surrounding Land Use: North: Residences and vacant land / A (Agricultural) & PR (Planned Residential)

South: Vacant land / PR (Planned Residential)

East: Residences / A (Agricultural)

West: Residences / PR (Planned Residential)

Proposed Use: Detached residential subdivision Density: 2.68 du/ac

Sector Plan: North County Sector Plan Designation:

Growth Policy Plan: Rural 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:** 

4/16/2008 04:27 PM Page 1 of 3

Requested Plan Category:

# SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** Harbor Cove at Timberlake, Unit 6

No. of Lots Proposed: 42 No. of Lots Approved: 42

Variances Requested: 1. Vertical curve variance on Road B at STA 3+00, from 235' to 215'.

2. Vertical curve variance on Road C at STA 1+90, from 375' to 270'.

3. Vertical curve variance on Road C at STA 3+95, from 200' to 140'.

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 1-3 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 6 conditions:

Staff Recomm. (Full):

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 proposed sidewalks meeting the American Disabilities Act requirements.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

5. Placing a note on the final plat that all lots will have access only to the internal street system.

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 has submitted a concept plan that includes a revision to a previously approved concept

plan (10-SF-04-C) with the addition of a 9.28 acre tract that is also zoned PR at a density of up to 2.1 du/ac. This revised concept plan includes 42 lots on 15.68 acres at a density of 2.68 du/ac. While the site specific density for this unit of the subdivision exceeds the zoning density of 2.1 du/ac, the overall

density will be 1.88 du/ac.

MPC Action: Approved MPC Meeting Date: 4/10/2008

**Details of MPC action:**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 proposed sidewalks meeting the American Disabilities Act requirements.

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certification of design plan approval has been submitted to the MPC staff.

**Summary of MPC action:** APPROVE variances 1-3 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 6 conditions:

Date of MPC Approval: 4/10/2008 Date of Denial: Postponements:

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:

4/16/2008 04:27 PM Page 2 of 3

Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

4/16/2008 04:27 PM Page 3 of 3