CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SE-02-C Related File Number: 4-I-02-UR

Application Filed: 3/11/2002 Date of Revision:

Applicant: SCOTT DAVIS

Owner: EAGLE BEND PROPERTIES



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southeast side of Ball Rd. at Dyestone Gap Rd, at the end of Rhyne Cove Ln.

Other Parcel Info.:

Tax ID Number: 91 183.02 OTHER: (FORMERLY A PART OF 183.01) Jurisdiction: County

Size of Tract: 4.79 acres

Access is via Rhyne Cove Ln., a local access street 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 residences / PR (Planned Residential) & A (Agricultural)

South: Vacant land / A (Agricultural)

East: Miller's Plantation, Units 1 & 2 / PR (Planned Residential) West: Vacant land / PR (Planned Residential) & A (Agricultural)

Proposed Use: Detached single-family subdivision Density: 4.18 du/ac

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Outside City Limits)

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:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Miller's Plantation, Unit 3

Surveyor: Sullivan

No. of Lots Proposed: 20 No. of Lots Approved: 20

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 7 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. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works.

4. Identifying the floodway, no fill line, 100 and 500 year flood fringe, and the minimum floor elevations for Lots 8 - 11 on the final plat.

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

6. Meeting all requirements of the approved use-on-review development plan.

7. 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 develop 20 additional lots as a part of Miller's Plantation Subdivision, a multi-unit subdivision which is located on the southeast side of Ball Rd. Miller's Plantation, which was approved by the Planning Commission on May 10, 2001 as a 73 lot detached single-family subdivision, is currently under construction. This addition will bring the total number of lots to 93. A Traffic Access and Impact Study was prepared for this addition since the total number of lots exceed 74. Additional improvements to the existing entrance to the subdivision are not warranted. While the proposed density for this unit of the subdivision is 4.18 DU/AC (zoning approved at 1 - 3 DU/AC), the overall density for the subdivision is 2.9 DU/AC.

MPC Meeting Date: 8/8/2002

MPC Action: Approved

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. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works.

4. Identifying the floodway, no fill line, 100 and 500 year flood fringe, and the minimum floor elevations for Lots 8 - 11 on the final plat.

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

6. Meeting all requirements of the approved use-on-review development plan.

7. 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 the concept plan subject to 7 conditions

 Date of MPC Approval:
 8/8/2002
 Date of Denial:
 Postponements:
 4/11/02 - 7/11/2002

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

LEGISLATIVE ACTION AND DISPOSITION

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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:

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