

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Eagle Landing
Surveyor: Sullivan
No. of Lots Proposed: 56 No. of Lots Approved: 56
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 9 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. Approval of the subdivision name by the MPC's Addressing Department prior to final plat approval.
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. Verifying prior to final plat approval, that with the actual surveyed acreage on the north side of S. Northshore Dr., the proposed 56 lots will not exceed the maximum allowed density of 3 du/ac.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Meeting all requirements of the approved use on review development plan.
9. 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 into 56 detached single-family lots at a density of 2.95 du/ac. The Knox County Commission approved the rezoning of this property to PR (Planned Residential) at a density of 1 - 3 du/ac at their March 24, 2003 meeting (2-L-03-RZ). The 24 acres included in the rezoning includes property located on the south side of S. Northshore Dr. That property is not included in this concept plan. The applicant will need to verify prior to final plat approval, that with the actual surveyed acreage on the north side of S. Northshore Dr., the proposed 56 lots will not exceed the maximum density of 3 du/ac.

The Knox County Parks Plan identifies a proposed greenway along S. Northshore Dr. The applicant has consulted with the Knox County Greenways and Parks Coordinator and the County has determined that there is not a need to obtain a greenway easement in this area.

MPC Action: Approved MPC Meeting Date: 4/10/2003

Details of MPC action:
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Summary of MPC action: APPROVE the Concept Plan subject to 9 conditions

Date of MPC Approval: 4/10/2003

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: