CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SE-03-C Related File Number: 4-I-03-UR

Application Filed: 3/10/2003 Date of Revision:

Applicant: W. C. DEVELOPMENT

Owner: RIVER MEADOWS, GP



Suite 403 • City County Building 4 0 0 Main Street 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: North side of S. Northshore Dr., west side of Harvey Rd.

Other Parcel Info.:

Tax ID Number: 169 PART OF PARCEL 8 Jurisdiction: County

Size of Tract: 19 acres

Access is via S. Northshore Dr., a minor arterial street with a 20' pavement width within a 50' right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: North: Vacant land / A (Agricultural)

South: Vacant land / PR (Planned Residential) East: Residence and vacant land / A (Agricultural)

West: Loudon County

Proposed Use: Detached single-family subdivision Density: 2.95 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)

Former Zoning: Requested Zoning: Previous Requests: Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

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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.

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.

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: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.

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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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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