

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

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

File Number: 5-SB-04-C **Related File Number:** 5-G-04-UR
Application Filed: 4/12/2004 **Date of Revision:**
Applicant: EAGLE BEND REALTY, LLC
Owner: EAGLE BEND REALTY

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: South side of Pine Grove Rd., west of Strawberry Plains Pike
Other Parcel Info.:
Tax ID Number: 84 37.01 **Jurisdiction:** County
Size of Tract: 24.02 acres
Accessibility: Access is via Pine Grove Rd., a local street with a 20' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant Land
Surrounding Land Use: North: Residences / A (Agricultural)
South: Residence / A (Agricultural) & PR (Planned Residential)
East: Residence / RB (General Residential) & A-1 (Agricultural)
West: Residences / A (Agricultural)
Proposed Use: Detached single-family subdivision **Density:** 3.04 du/ac
Sector Plan: East 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) Pending
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: Pine Grove Estates
Surveyor: Sullivan
No. of Lots Proposed: 73 **No. of Lots Approved:** 73
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 8 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Pine Grove Rd.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. Meeting all requirements of the approved use on review development plan.
8. 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 24 acre site into 73 detached single-family lots at a density of 3.04 du/ac. The Planning Commission recommended approval of PR zoning for this site at a density of 1 - 8 du/ac at the April 8, 2004 meeting. The request is to be considered by Knox County Commission on May 24, 2004.

The site will be served by two separate streets with the eastern half of the site being designed for smaller size dwellings. An existing stream provides a natural split for the two halves of the subdivision. Any alteration to the streams on the property will require approval by the Tennessee Department of Environment and Conservation.

MPC Action: Approved

MPC Meeting Date: 5/13/2004

Details of MPC action:

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Summary of MPC action: APPROVE the Concept Plan subject to 8 conditions:

Date of MPC Approval: 5/13/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: