

# 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

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**File Number:** 5-SB-10-C                      **Related File Number:** 5-E-10-UR  
**Application Filed:** 3/29/2010              **Date of Revision:**  
**Applicant:** THE ORCHARD AT KNOXVILLE II

### PROPERTY INFORMATION

**General Location:** South side of Cherokee Trail, west of Edington Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 108 006                      **Jurisdiction:** County  
**Size of Tract:** 6.88 acres  
**Accessibility:** Access is via Cherokee Trail, a two lane minor collector street with a 20' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Student Housing (under construction)  
**Surrounding Land Use:** North: Vacant land and student housing / RP-1 (Planned Residential)  
South: Student housing and vacant land / PR (Planned Residential)  
East: Student housing / PR (Planned Residential)  
West: Vacant land / PR (Planned Residential)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 2.76 du/ac  
**Sector Plan:** South 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)



System within Knox County.

3. Detailed plans for slope stabilization and implementation of the reforestation plan for the hillside behind the proposed residential units shall be submitted to the Knox County Department of Engineering and Public Works for approval.

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

5. Meeting all applicable requirements of the Knoxville Department of Engineering for access to Cherokee Trail.

6. Any required documents for the ingress/egress, drainage, utility and water quality easements and establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets shall be recorded prior to or with the final plat, with the recording information for the documents being referenced on the plat.

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

8. Certification by the surveyor on the final plat that there is a minimum of 400' of sight distance in both directions along Cherokee Trail.

**Summary of Action:** APPROVE the Concept Plan subject to 8 conditions

**Date of Approval:** 5/13/2010

**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:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**