CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 6-SA-07-C Related File Number: 6-D-07-UR

Application Filed: 5/4/2007 **Date of Revision:**

Applicant: SADDLEBROOK DEVELOPMENT, LLC



Suite 403 • City County Building 4 0 0 M a i n S t r e e t 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 and south side of Loftis Creek Ln., north of Millertown Pike.

Other Parcel Info.:

Tax ID Number: 50 O C 36 & 37 Jurisdiction: County

Size of Tract: 7.14 acres

Accessibility: Access is via Millertown Pike, a minor arterial street with a 21' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: North: Vacant land / PR (Planned Residential)

South: Residences / PR (Planned Residential)
East: Residences / PR (Planned Residential)
West: Residences and vacant land / A (Agricultural)

Proposed Use: Detached residential subdivision Density: 3.78 du/ac

Sector Plan: Northeast County Sector Plan Designation:

Growth Policy Plan: Urban 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)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Rushland Park Subdivision - Revised

No. of Lots Proposed: 27 No. of Lots Approved: 27

Variances Requested: None

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

APPROVE the concept plan subject to 6 conditions Staff Recomm. (Abbr.):

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

> 2. Providing profile data as required by Knox County Department of Engineering and Public Works, at the design plan stage of the subdivision, for the intersection of Loftis Creek Ln. and Rushland Park Blvd.

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

4. Correcting the peripheral setback designation along the southern lot line of Lot 93 on the concept plan.

5. Meeting all applicable requirements of the previous concept plan approval (5-SN-05-C).

6. 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 has submitted a revision to the concept plan (5-SN-05-C/5-O-05-UR) approved for this

site on May 12, 2005. This portion of the development was originally approved for up to 85

condominium units. There are 26 condominium units being built along McMillan Creek Dr. just south of the proposed subdivision. This proposal will include 27 detached residential lots on 7.14 acres at a density of 3.78 du/ac. The total number of units now proposed for the area previously designated for

condominiums is 53 units resulting in a reduction of 32 units.

MPC Action: Approved MPC Meeting Date: 6/14/2007

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County **Details of MPC action:**

Health Department.

2. Providing profile data as required by Knox County Department of Engineering and Public Works, at the design plan stage of the subdivision, for the intersection of Loftis Creek Ln. and Rushland Park Blvd.

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

4. Correcting the peripheral setback designation along the southern lot line of Lot 93 on the concept plan.

5. Meeting all applicable requirements of the previous concept plan approval (5-SN-05-C).

6. 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 6 conditions

Date of MPC Approval: 6/14/2007 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Knox County Chancery Court 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":

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Date of Legislative Appeal: Effective Date of Ordinance:

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