CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	6-SA-08-C	Related File Number:	5-SN-08-F
Application Filed:	5/5/2008	Date of Revision:	
Applicant:	CITY VIEW AT RIVER WALK		

PROPERTY INFORMATION

General Location: Northwest side of W. Blount Ave., north end of Donaldson St. and west of Chapman Highway. **Other Parcel Info.:** Tax ID Number: 108 E A 1, 2, 2.01 & 2.02 Jurisdiction: City Size of Tract: 7.275 acres Access is via W. Blount Ave., a major collector street with a 24' pavement width within a 50' right-of-Accessibility: way.

GENERAL LAND USE INFORMATION

Existing Land Use:	Access for condo	ominium development	
Surrounding Land Use:	North: Tennessee River / F-1 (Floodway) South: Mixed business and residential development / SW-4 (City View, Campus Cove & Quay Village - South Waterfront) East: Railroad right-of-way / SW-6 (Henley Gateway - South Waterfront) West: Business / SW-4 (City View, Campus Cove & Quay Village - South Waterfront)		
Proposed Use:	Public right-of-wa	ay/street	Density:
Sector Plan:	South City	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

SW-4 (City View, Campus Cove & Quay Village - South Waterfront) & F-1 (Floodway) **Current Zoning:** Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

KNOXVILLE·KNOX COUNTY

METROPOLITAN PLANNING

COMMISSION Ν

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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	City View at Riverwalk	
No. of Lots Proposed:	4 No. of Lots Approved: 4	
Variances Requested:	 Variance from the turnaround standards for a dead-end public street. Variance from intersection corner radius minimum standard from 25' to 15'. 	

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

		PC ACTION AND DISPOSI	
Planner In Charge:	Tom Brechko		
Staff Recomm. (Abbr.):		ances 1 & 2 because of existing site re de, and the proposed variances will no	estrictions, the street design complies with SW ot create a traffic hazard.
	APPROVE the (Concept Plan subject to 3 conditions	
Staff Recomm. (Full):	System within K 2. Meeting all a	street names which are consistent with noxville (City Ord. 0-280-90). pplicable requirements of the Knoxvill pplicable requirements of the Knoxvill	
	With the condition zoning district.	ons noted, this plan meets the require	ments for approval of a Concept Plan in the SW-4
Comments:	The applicant is proposing to resubdivide the three lots that make up the City View at Riverwalk development into three lots that will be served by two new public streets approximately 300' in length. While the two public streets will comply with the streetscape standards of the Knoxville South Waterfront Form Based Development Code, variances are required at this time from the Minimum Subdivision Regulations. Due to the limited area at the northern terminus for each street a modified turnaround area is being provided. The two streets will provide access to the parking garages for the three phases of the residential development along with public access to the City's river walk park. When the two access drives were proposed for this residential development, the names Cityside Way and Rocky Shore Way were reserved for the development. With the recording of the final plat for this resubdivision, the two new public streets will be officially identified as Cityside Lane and Rocky Shore		
MPC Action:	Lane. Approved		MPC Meeting Date: 6/12/2008
Details of MPC action:	 Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90). Meeting all applicable requirements of the Knoxville Engineering Division. Meeting all applicable requirements of the Knoxville Zoning Ordinance. 		
	With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the SW-4 zoning district.		
Summary of MPC action:	ction: APPROVE variances 1 & 2 because of existing site restrictions, the street design complies with Form Based Code, and the proposed variances will not create a traffic hazard.		
	APPROVE the (Concept Plan subject to 3 conditions	
Date of MPC Approval:	6/12/2008	Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:		

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":	lf "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: