

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

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

File Number: 7-SE-02-C **Related File Number:** 7-I-02-UR
Application Filed: 6/10/2002 **Date of Revision:**
Applicant: ORB, LLC
Owner: ORB, LLC

PROPERTY INFORMATION

General Location: North side of Presidential Ln., North of Cherry Grove Rd.
Other Parcel Info.:
Tax ID Number: 78 173 & 175 **Jurisdiction:** County
Size of Tract: 12.8 acres
Accessibility: Access is via Presidential Ln., a local street with a pavement width of 26' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: Property in the area is zoned PR residential, A agricultural and F floodway. Development consists of single family dwellings in the PR zoned areas. Beaver Creek flows along the northern boundary of the site.
Proposed Use: Detached single family subdivision **Density:** 2.65 du/ ac total development
Sector Plan: Northwest 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) & F (Floodway)
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: Potomac Place, Unit 2 - Phase 2
Surveyor: Benchmark Associates, Inc.
No. of Lots Proposed: 5 **No. of Lots Approved:**
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE the concept plan subject to 6 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Establish Minimum Floor Elevations (MFE) for each lot located within the flood fringe area. Note the required MFE for each lot on the final plat.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
5. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design Plan has been submitted to MPC staff.
6. Meeting all requirements of the approved use on review development plan.

Comments:
Prior to obtaining approval of the last section of Phase 2 of Potomac Place Subdivision, the applicant has rearranged the proposed lot boundaries between Phases 1 and 2 in order to gain an additional lot in Phase 2. The original concept plan for Phase 2 was approved with a maximum of 37 lots. Coming back to MPC is required in order to increase the number of lots between the time a concept plan is approved and the approval of the final plat(s). In this case Phase 2 will contain a total of 38 lots. At this time 33 lots of the original Phase 2 have been approved and recorded as a final plat. Approval of this concept plan will allow the applicant to seek approval of a total of 5 more lots in Phase 2.

The site adjoins Beaver Creek. The developer has proposed 3 large acreage tracts which encompass most of the flood prone area of the site. A minimum floor elevation (MFE) will have to be established for houses that will be constructed on lots that are located in the flood fringe area. Knox County has recently completed a flood study for Beaver Creek. The findings of that study will be used to determine the appropriate MFE for each of the proposed lots. Additionally, the developer will be instructed to work with the Knox County Greenways Coordinator regarding the location and proposed width of a greenway easement to cross this site. A linear greenway along Beaver Creek is proposed in the Knox County Greenways Plan.

MPC Action: Approved **MPC Meeting Date:** 7/11/2002
Details of MPC action:
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Establish Minimum Floor Elevations (MFE) for each lot located within the flood fringe area. Note the required MFE for each lot on the final plat.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
5. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design Plan has been submitted to MPC staff.
6. Meeting all requirements of the approved use on review development plan.

Summary of MPC action: APPROVE the concept plan subject to 6 conditions

Date of MPC Approval: 7/11/2002 **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: