CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 7-SH-04-C Related File Number: 7-O-04-UR

Application Filed: 6/7/2004 Date of Revision:

Applicant: VALLEY GROUP C/O BETTY RULE Owner:

VALLEY GROUP C/O BETTY RULE



Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: South side of Silveredge Rd., south of E. Emory Rd.

Other Parcel Info.:

20 M F 026 Tax ID Number: Jurisdiction: County

Size of Tract: 6.47 acres

Access is via Silveredge Rd. and Peony Dr. Both of these streets have been accepted by the Knox Accessibility:

County Commission for dedication and maintenance after they were constructed as joint permanent

GENERAL LAND USE INFORMATION

Single-family residence and vacant land. **Existing Land Use:**

Surrounding Land Use: Property in the area is zoned PR residential and A agricultural. Single family residential development is

in place on three sides of the site. The property on the west side of the site is developed with single

family dwellings at a rural density.

Detached single-family subdivision Density: 2.77 du/ac **Proposed Use:**

Sector Plan: Northeast 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)

Requested Zoning: **Previous Requests: Extension of Zone:**

Former Zoning:

History of Zoning:

PLAN INFORMATION (where applicable)

1/31/2007 02:08 PM Page 1 of 3 **Current Plan Category:**

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Victoria's Landing

Surveyor: Rudd

No. of Lots Proposed: 21 No. of Lots Approved: 0

Variances Requested: 1. Horizontal curve variance from 250' to 100' at sta 4+00 of Peony Dr.

2. Variance of right-of-way transition radius in a cul de sac from 75' to 25' on Peony Dr.

3. Variance to permit a hammer-head turn around at the end of Silveredge Rd. in lieu of a cul de sac.

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 variances 1 - 3 because the site's topography restricts compliance with the Subdivision

Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Provision of a 75' pavement radius in the cul de sac at the end of Peony Dr.

3. Provision of a typical local road cross section that shows compliance with Knox County's current standards

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

5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the lake, common area, and drainage system.

6. Meeting all requirements of the approved use on review development plan.

7. 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: Upon final approval of this request, the developer must prepare a design plan prior to the development

of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development

can proceed.

MPC Action: Approved MPC Meeting Date: 8/12/2004

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

2. Provision of a 75' pavement radius in the cul de sac at the end of Peony Dr.

3. Provision of a typical local road cross section that shows compliance with Knox County's current standards.

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

5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the lake, common area, and drainage system.

6. Meeting all requirements of the approved use on review development plan.

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Summary of MPC action: APPROVE variances 1 - 3 because the site's topography restricts compliance with the Subdivision

Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions:

Date of MPC Approval: 8/12/2004 Date of Denial: Postponements: 7/8/2004

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

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LEGISLATIVE ACTION AND DISPOSITION

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":
Amendments:	Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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