

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: 8-SF-07-C **Related File Number:**
Application Filed: 7/2/2007 **Date of Revision:**
Applicant: EAGLE BEND REALTY

PROPERTY INFORMATION

General Location: East side of N. Gallaher View Rd., west side of Broome Rd., west end of Chadwick Dr.
Other Parcel Info.:
Tax ID Number: 106 P A 027 **Jurisdiction:** City
Size of Tract: 8.519 acres
Accessibility: Access is via N. Gallaher View Rd., minor arterial street with a five lane cross-section.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: North: Residences / R-1E (Low Density Exclusive Residential)
South: Multi-dwelling development / RP-1 (Planned Residential)
East: Multi-dwelling development / R-2 (General Residential) & R-1E (Low Density Exclusive Residential)
West: Residences / A-1 (General Agricultural), R-1 (Low Density Residential)
Proposed Use: Attached residential Subdivision **Density:** 6.1 du/ac
Sector Plan: Northwest 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)

Current Zoning: RP-1 (Planned Residential)
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: Plantation Oaks

No. of Lots Proposed: 52 No. of Lots Approved: 52

Variances Requested: 1. Vertical curve variance on JPE A at STA 1+10, from 150' to 110'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance 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 street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Engineering Division.
4. Place a note on the final plat that all lots will have access only to the internal street system.
5. Identify a line of sight easement on the final plat across Lot 24 and the common area in order to provide the needed sight distance for the curve in Road "B".
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, recreational amenities and drainage system.
7. Tying the sidewalk system within the development to the established greenway along N. Gallaher View Rd.

Comments: The applicant is proposing to subdivide this 8.52 acre tract into 52 attached residential lots at a density of 6.1 du/ac. This property wraps around Colonial Townhouses an existing multi-dwelling development. Access to the development will be from N. Gallaher View Rd. The lots will be served by joint permanent easements with a right-of-way width of 40'.

A concept plan/use-on-review was previously approved for this site on May 12, 2005. The design plan has also been approved by the Knoxville Engineering Division. The applicant submitted a final plat for approval by the Planning Commission, however, the concept plan expired before the plat was considered by the Planning Commission. The applicant is requesting approval of both the resubmitted concept plan and final plat at this meeting.

The concept plan includes a recreational amenities plan that provides sidewalk/pathways within the development that will also connect to the existing greenway system that is located along N. Gallaher View Rd. A common area/picnic site is also being provided.

MPC Action: Approved

MPC Meeting Date: 8/9/2007

Details of MPC action:

Summary of MPC action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions:

Date of MPC Approval: 8/9/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: