

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

## CONCEPT PLAN

File Number: 9-SE-02-C                      Related File Number: 9-O-02-UR  
Application Filed: 8/12/2002              Date of Revision:  
Applicant: SOUTHLAND GROUP, INC.  
Owner: SOUTHLAND GROUP, INC.

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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
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### PROPERTY INFORMATION

General Location: Northwest side of Harbor Cove Dr., northeast of Green Heron Blvd.  
Other Parcel Info.:  
Tax ID Number: 27 PT. 275.16 & PT. 287.02                      Jurisdiction: County  
Size of Tract: 10.36 acres  
Accessibility: Access is via Harbor Cove Dr., 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 and A agricultural. Development consists of single family dwellings. This site is being incorporated into the developing Timberlake Subdivision.  
Proposed Use: Detached single family subdivision                      Density: 2.71 du/ac  
Sector Plan: North 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)  
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:** Timberlake Subdivision - Coon Property  
**Surveyor:** Batson, Himes, Norvell & Poe  
**No. of Lots Proposed:** 28      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Intersection grade variance from 1 to 2.64% at sta. 0+13 of Road A.  
2. Intersection grade variance from 1 to 2.62% at sta. 0+13 of Road B.  
**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 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

**Staff Recomm. (Full):** APPROVE the Concept Plan subject to 7 conditions

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 Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. Prior to final plat approval a geotechnical study must be reviewed and approved by the Knox County Dept. of Engineering and Public Works if any construction is proposed within 50' of the hatched contour on lots 4 and 5.
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:** The original concept plan for Timberlake Subdivision was approved by MPC on 5/13/99. The approved plan contained 306 lots and a large amenity area. The project has been partially developed. The applicants have obtained some additional property that is adjacent to Timberlake. This plan proposes to subdivide that property into 28 lots. The applicant has stated that sidewalks will be provided in this section of the development as they have been in the previously approved portions of the subdivision.

A sinkhole encroaches on lots 4 and 5. Construction will not be permitted within 50' of the hatched contour area on each of those lots unless a geotechnical study is completed and approved by the Knox County Dept. of Engineering and Public Works. The study will be required to state that it would be safe to construct a house within 50' of the top of the sinkhole.

**MPC Action:** Approved      **MPC Meeting Date:** 9/12/2002

**Details of MPC action:**

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**Summary of MPC action:** APPROVE variances 1 & 2 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: 9/12/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***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: