

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 9-SH-06-C **AGENDA ITEM #:** 10
 9-I-06-UR **AGENDA DATE:** 12/14/2006

POSTPONEMENT(S): 9/14/2006-11/9/2006

▶ **SUBDIVISION:** MAPLE GARDENS
 ▶ **APPLICANT/DEVELOPER:** MOLLENHOUR INVESTMENT GROUP, CO.
 OWNER(S): MOLLENHOUR INVESTMENT GROUP

TAX IDENTIFICATION: 123 K H 20
 JURISDICTION: City Council District 1

▶ **LOCATION:** North side of Magazine Rd., north end of Chalmers Dr.

SECTOR PLAN: South City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

▶ **APPROXIMATE ACREAGE:** 14.37 acres

▶ **ZONING:** RP-1 (Planned Residential) Pending

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached and detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 (Low Density Residential)
 South: Residences / R-1 (Low Density Residential)
 East: Residences / R-1 (Low Density Residential)
 West: Residences / R-1 (Low Density Residential)

▶ **NUMBER OF LOTS:** 50
 SURVEYOR/ENGINEER: Howard Dawson
 ACCESSIBILITY: Access is via Magazine Rd., a minor collector street with 19' of pavement width within a 45' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** NA

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant.

▶ **WITHDRAW** as requested by the applicant.

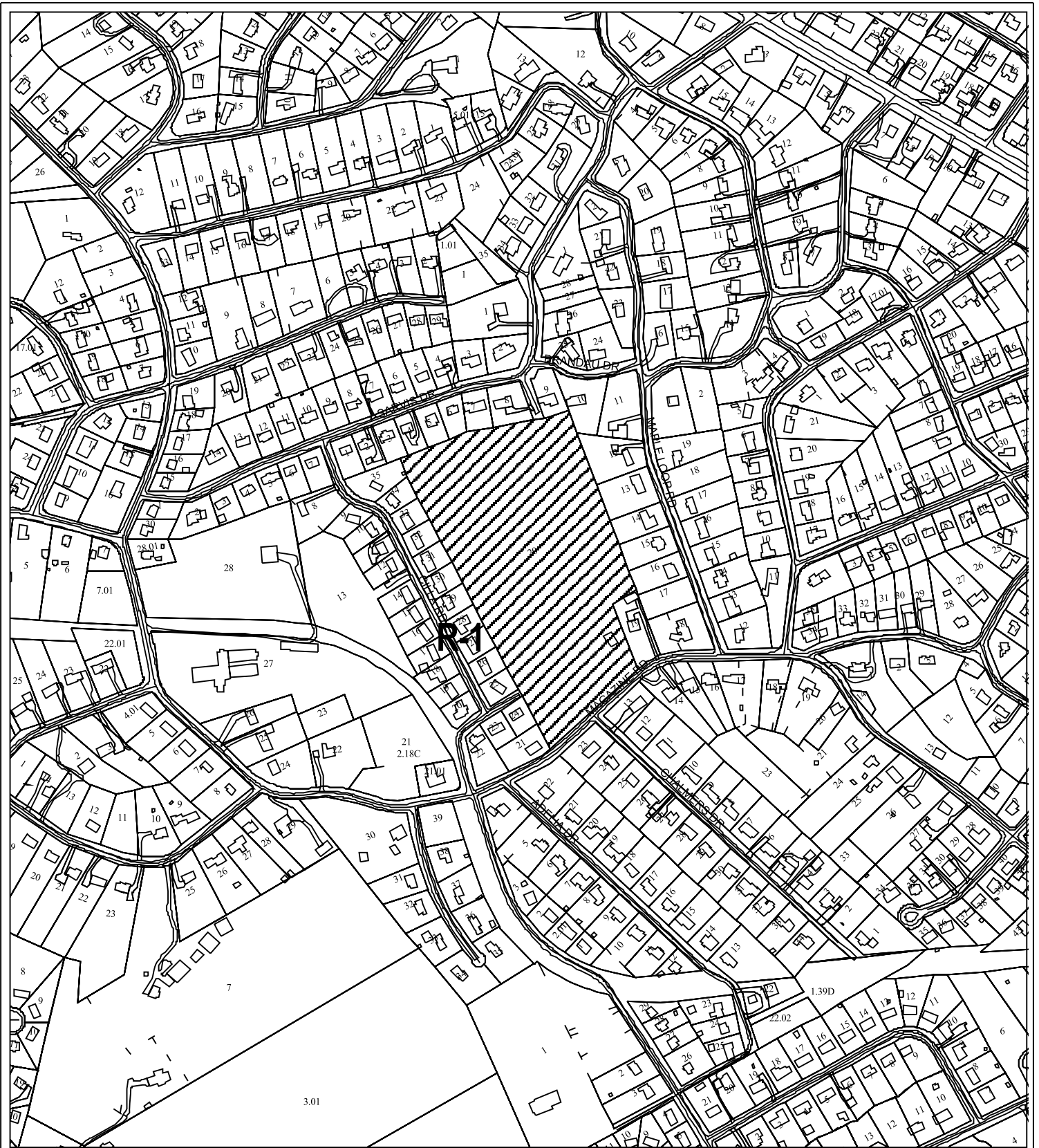
COMMENTS:

The applicant is proposing to subdivide this 14.37 acre site into 50 detached and attached residential lots at a density of 3.48 du/ac. The Planning Commission recommended approval of a rezoning request (8-O-06-RZ) to RP-1 (Planned Residential) at up to 3.5 du/ac on August 10, 2006. The applicant had requested a density of


up to 5.5 du/ac.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed



9-SH-06-C/9-I-06-UR
 CONCEPT PLAN/USE ON REVIEW

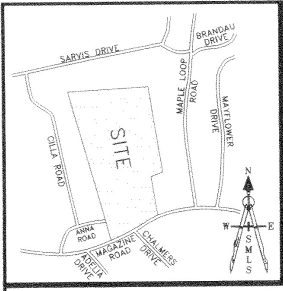
 Attached and detached single-family
 subdivision in RP-1 (Planned Residential) Pending

Original Print Date: 08/23/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Maple Gardens
 Mollenhour Investment
 Group, Co.
 Map No: 123

Jurisdiction: City



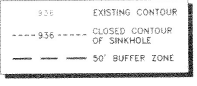


NOTE:
 1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.

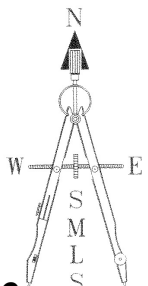


TYPICAL UNITS	
CONDO	SINGLE FAMILY
35.0	45.0
42.0	52.0

- NOTES:
- 1.) 5' UTILITY AND DRAINAGE EASEMENTS EACH SIDE OF ALL INTERIOR LOT LINES. 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL BOUNDARY LINES AND ALONG ROAD R/W'S.
 - 2.) TOTAL AREA = 14.31 ACRES/623357 SQ.FT.
 - 3.) TOTAL UNITS = 50
 - 4.) PROPERTY IS ZONED = "RP-1"
 - 5.) DEVELOPER ANTICIPATES THE POTENTIAL LOSS OF UNITS TO COMPLY WITH THE REQUIRED 3.5 UNITS PER ACRE.
 - 6.) EXISTING STRUCTURES ON PROPERTY ARE TO BE REMOVED.
 - 7.) OFF STREET PARKING TO BE ACCOMMODATED BY COMBINATION OF 1 AND 2 CAR GARAGES AND DRIVEWAYS.
 - 8.) THERE SHALL BE NO FURTHER SUBDIVISION OF THE LANDS IN THIS DEVELOPMENT.
 - 9.) -THE SITE DISTANCE FROM THE ENTRANCE ON MAGAZINE ROAD IS 300' IN BOTH DIRECTIONS AS REQUIRED.
 - 10.) ALL ELEVATIONS ARE TAKEN FROM A REFERENCE TO VERTICAL DATUM OF NAD83.
 - 11.) ALL CORNERS ARE MATHEMATICAL POINTS UNLESS NOTED OTHERWISE.
 - 12.) GRID NORTH IS BASED ON A BEARING OF N 87°56'20" E FROM CITY CONTROL POINT #0038 TO #0039. DISTANCES HAVE NOT BEEN REDUCED TO GRID.
 - 13.) ALL DRAINAGE TO SHALL FLOW TO PROPOSED RETENTION OR DETENTION BASINS SHOWN.
 - 14.) GARBAGE COLLECTION SHALL BE PERFORMED BY CITY OF KNOXVILLE.
 - 15.) MAIL FACILITY SHOWN SHALL SERVICE CONDOS ONLY. SINGLE FAMILY UNITS SHALL HAVE INDIVIDUAL MAIL BOXES.
 - 16.) ALL UN-NUMBERED LOTS SHALL BE COMMON AREA AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



- LEYLAND CYPRESS (CUPRESSOCYPARIS LEYLANDII)
- CREPE MYRTLE (LAGERSTROEMIA INDICA)
- RED MAPLE (ACER RUBRUM) OR NATURAL VEGETATION



I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 10,000 AS SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY IS SUBMITTED FOR THE SOLE AND EXCLUSIVE USE AND BENEFIT OF THE PERSON OR INSTITUTION NAMED ON THIS SURVEY. NO OTHER OR FURTHER USE MAY BE MADE OF THIS SURVEY WITHOUT PRIOR WRITTEN CONSENT OF HOWARD T. DAWSON.



CONCEPT PLAN FOR MAPLE GARDENS

SURVEY FOR DISTRICT 9 COUNTY KNOX CITY KNOXVILLE WARD 27 STATE TN

LOT NO. _____ BLOCK _____ IN _____

ADDRESS: MAGAZINE ROAD

MAP BOOK _____ PAGE _____ SCALE 1"=100'

MAP CAR _____ SLIDE _____ DATE 8-02-06

TAX MAP 123K GROUP H PARCEL 020

WARRANTY DEED BK 511 PAGE 186

CENSUS TRACT NO. _____ DRAWN BY MJD

BEARING BASE WARRANTY DEED

MORTGAGE CO. _____

TITLE CO. _____

SMLS 27TH YEAR

SMOKEY MOUNTAIN LAND SURVEYING CO., INC.
 HOWARD T. DAWSON
 R.L.S. #1301
 134-C MARYVILLE PIKE
 KNOXVILLE, TN 37920
 PH: (865) 579-4075
 FAX: (865) 579-4625
 SMLS1301@BELLOUTH.NET
 SMLS DWG NO. 060172W

MPC December 14, 2006

Agenda Item # 10