



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

▶ **FILE #:** 1-SI-07-C **AGENDA ITEM #:** 20  
1-L-07-UR **AGENDA DATE:** 2/8/2007

POSTPONEMENT(S): 1/11/2007

▶ **SUBDIVISION:** RIVERWALK LANDING, UNIT 1

▶ **APPLICANT/DEVELOPER:** RIVER WALK LANDING, LLC

OWNER(S): DAN MITCHELL RIVER WALK LANDING, LLC

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TAX IDENTIFICATION: 111 38 & 39

JURISDICTION: County Commission District 9

▶ **LOCATION:** Northwest side of E. Governor John Sevier Hwy., northeast side of Grand Valley Rd.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 37.2 acres

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▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: French Broad River / F-1 (Floodway)  
South: Residences / A (Agricultural)  
East: Vacant land & Knox-Chapman Utility District facilities / PR (Planned Residential) & A (Agricultural)  
West: Vacant land and residence / A (Agricultural)

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▶ **NUMBER OF LOTS:** 49

SURVEYOR/ENGINEER: Lamar Dunn & Associates

ACCESSIBILITY: Access is via E. Governor John Sevier Hwy., a major arterial street with 30' of pavement width within 110' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance Road A at STA 13+00, from 250' to 100'
2. Horizontal curve variance Road A at STA 18+00, from 250' to 100'
3. Horizontal curve variance Road B at STA 2+00, from 250' to 100'
4. Vertical curve variance at STA 4+00 from 175' to 125'

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**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 - 4 because the site's topography and streams restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

**APPROVE the Concept Plan subject to 9 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. Placing a note on the final plat that all lots will have access only to the internal street system.
5. Revising the access to Lot 9 to either a 25' wide permanent access easement or a 25' wide access strip that is part of the lot.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, amenities and drainage system.
7. Prior to final plat approval, the applicant shall work with the Knox County Greenways and Parks Coordinator to determine if a public greenway easement would be required within the proposed subdivision along the French Broad River.
8. Meeting all requirements of the approved use on review development plan.
9. 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.

► **APPROVE the development plan for up to 49 detached residential dwellings on individual lots in Unit 1 of the subdivision, subject to 2 conditions.**

1. Meeting all applicable requirements of the approved concept subdivision plan.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

**COMMENTS:**

The applicant is proposing to subdivide approximately 37.2 acre tract into 49 lots at a density of 1.32 du/ac. The Planning Commission recommended approval of rezoning requests for this property to PR (Planned Residential) at a density of 1 - 3 du/ac on September 14, 2006 (8-T-06-RZ) and November 9, 2006 (11-D-06-RZ & 11-E-06-RZ). The Knox County Commission approved the rezoning requests on December 18, 2006.

At the request of Staff, the applicant is providing a single access point into the subdivision from E. Governor John Sevier Hwy. Access to Unit 2 of the subdivision will be from Grand Valley Rd.

The Knox County Parks Plan identifies a greenway along the south side of the French Broad River. The applicant has included a walking trail along the river frontage. Staff is recommending a condition that prior to final plat approval, the applicant shall work with the Knox County Greenways and Parks Coordinator to determine if a public greenway easement would be required in that area.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the existing zoning. Other subdivision development to the southwest along E. Governor John Sevier Hwy. has developed at similar densities.
3. Any school age children living in this development are presently zoned to attend New Hopewell Elementary, South-Doyle Middle and High Schools.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. With direct access to a major arterial street, the proposed subdivision will not draw additional traffic through residential neighborhoods.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

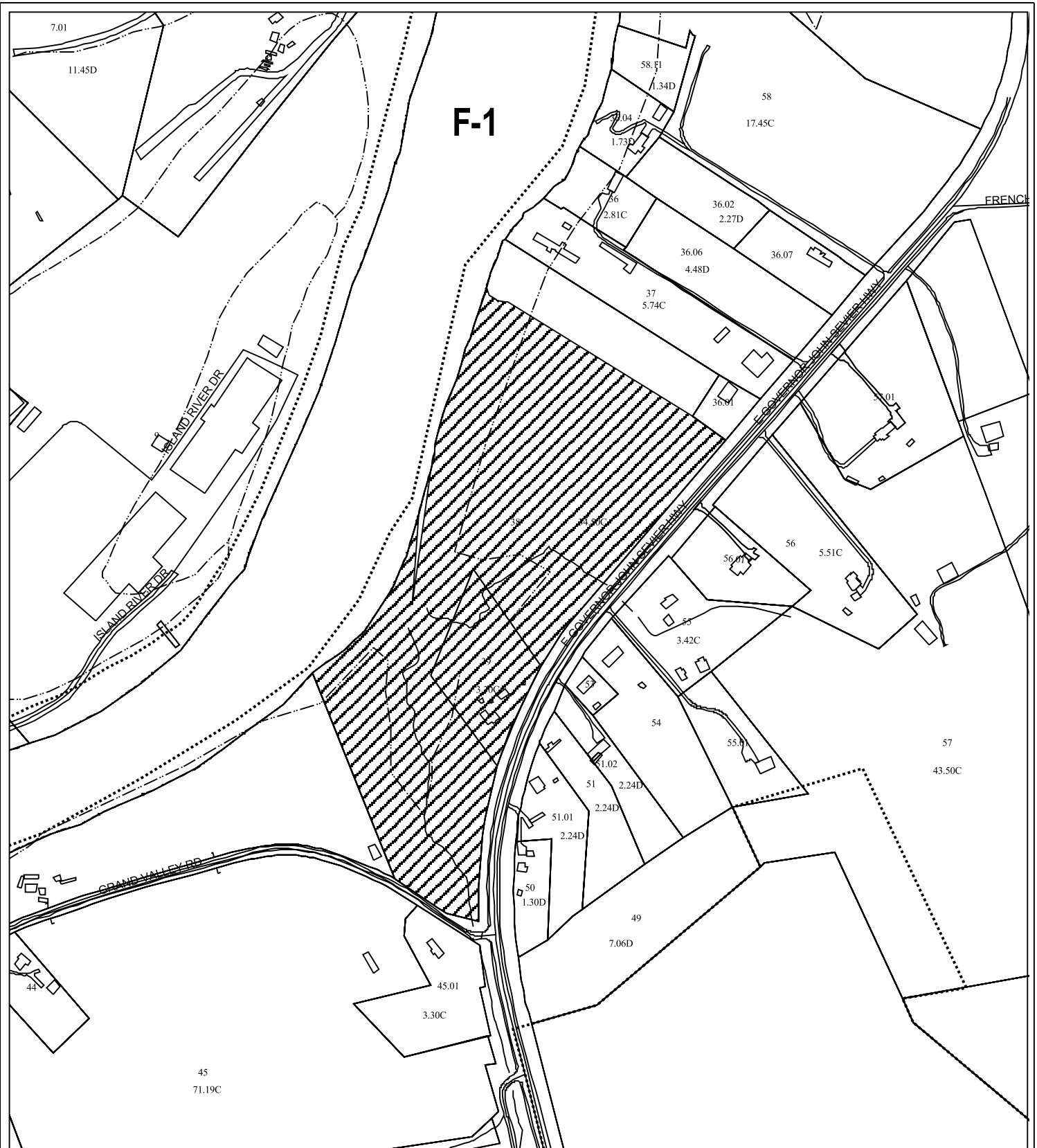
1. The South County Sector Plan designates this property for low density residential uses. The PR zoning for

the site would allow a density up to 3 du/ac. At a proposed density of 1.32 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.


2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court 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 Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



1-SI-07-C/1-L-07-UR  
 CONCEPT PLAN/USE ON REVIEW

 Detached Residential Subdivision in PR (Planned Residential) pending

Original Print Date: 12/29/06 Revised: 01/04/07  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Riverwalk Landing  
 River Walk Landing, LLC

Map No: 111

Jurisdiction: County



# RIVERWALK LANDING, L.L.C. SEYMOUR, TENNESSEE

## CONCEPT PLANS FOR RIVERWALK LANDING SUBDIVISION - UNIT I



GENERAL LOCATION MAP  
NOT TO SCALE

**REVISED JANUARY 2007**

# LD & A

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CONCEPT  
PLAN  
1-5-07-C  
1-2-07-UK

U.O.R.  
DATE

REVISED  
1-24-07

REVISION

ORIGINAL

