



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

▶ **FILE #:** 1-SE-07-C

AGENDA ITEM #: 24

AGENDA DATE: 1/11/2007

▶ **SUBDIVISION:** HARBOR COVE AT TIMBERLAKE, UNIT 5 (REVISED)

▶ **APPLICANT/DEVELOPER:** SOUTHLAND ENGINEERING CONSULTANTS, LLC

OWNER(S): TIMBER OUTLETS INVESTMENT, LLC

TAX IDENTIFICATION: 27 PART OF 287.02

JURISDICTION: County Commission District 7

▶ **LOCATION:** West end of Shoregate Ln., southwest of Reflection Bay Dr. west of Pelleaux Rd.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 13.67 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
North: Vacant / PR (Planned Residential)
South: Residences / A (Agricultural)
East: Residences and vacant lots / PR (Planned Residential)
West: Residences / RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 37

SURVEYOR/ENGINEER: Wanis A. Rghebi Southland Engineering Consultants, LLC

ACCESSIBILITY: Access is via Reflection Bay Dr., a local street with a 26' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Horizontal curve variance on Shoregate Ln. at STA 3+00 to 6+50, from 250' to 150'.

STAFF RECOMMENDATION:

▶ **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 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. Obtaining an off-site drainage easement for the outfall for the detention basin located on Lots 6 - 8, as required by the Knox County Department of Engineering and Public Works.
4. The proposed sidewalks meeting the American Disabilities Act requirements.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Including the line of sight easement across Lots 15 and 16 on the final plat in order to provide the needed sight distance for the horizontal curve.
7. Meeting all conditions of the previously approved use on review development plan (5-M-99-UR).

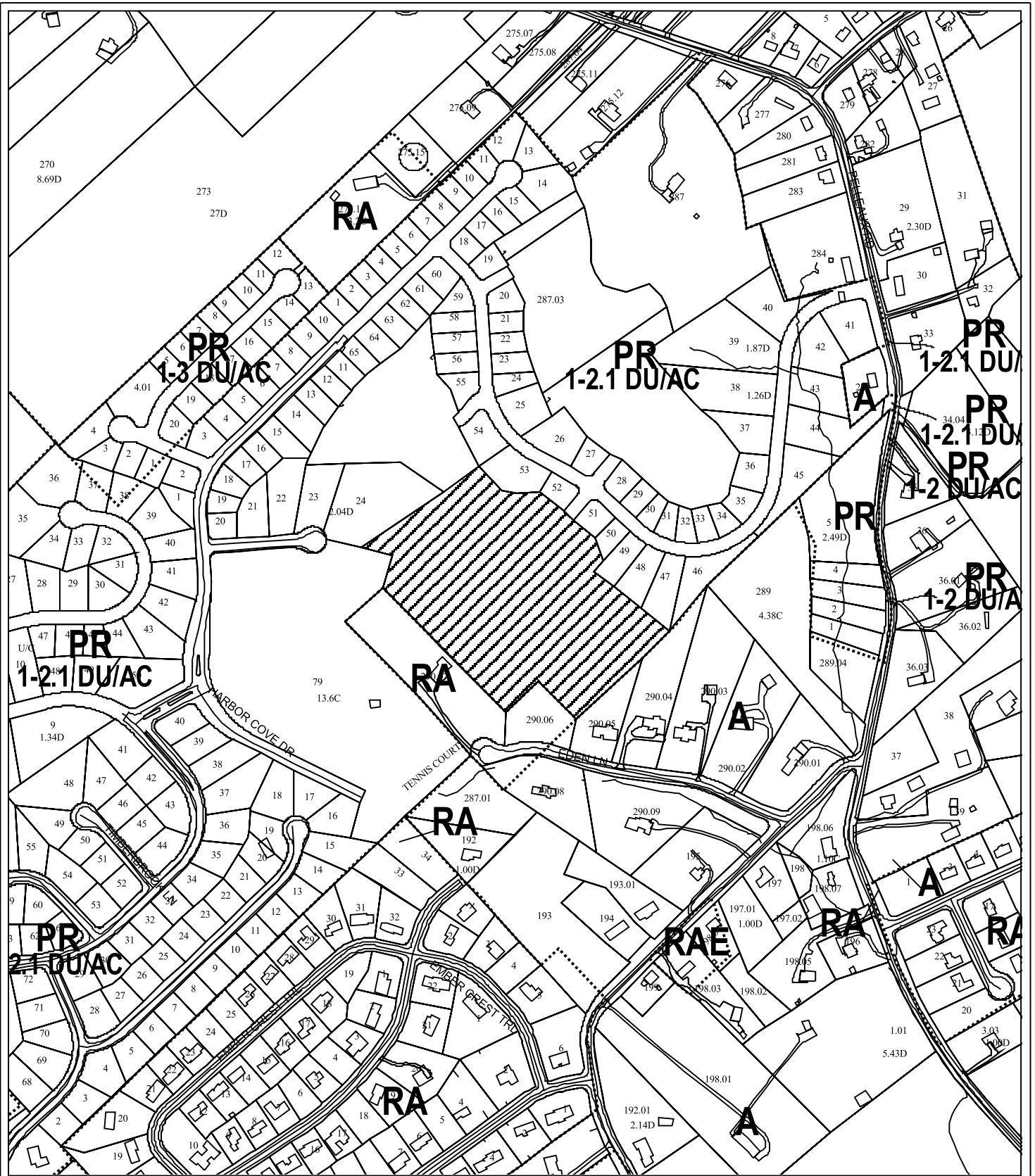
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan within a PR (Planned Residential) District.

COMMENTS:

The applicant has submitted a revised Concept Plan for Unit 5 of Harbor Cove at Timberlake. The Concept Plan for Harbor Cove at Timberlake Subdivision (10-SF-04-C) was approved by the Planning Commission on October 14, 2004. The original Use-on-Review approval (5-M-99-UR) was granted back in 1999 for a total of 306 lots. The applicant is submitting this revised Concept Plan for approval of six additional lots in this unit of the Subdivision. With this increase in lots the overall subdivision will be 19 lots below what was approved by the Use-on-Review. The revised Concept Plan follows the same layout as the previous plan. An off-site drainage easement will be required for the outfall from the detention basin located on Lots 6 - 8.

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




1-SE-07-C
CONCEPT PLAN

Subdivision: Harbor Cove at Timberlake,
Unit 5 (Revised)

Map No: 27

Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 01/03/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



