

**UNIFIED DEVELOPMENT PLAN CASE# TO BE
DETERMINED: KNIGHTS LANDING**

Unified Development Plan Case # To Be Determined: Knights Landing. Located on the south side of Haw River Rd, approximately 800 feet east of Linville Rd, in Oak Ridge Township. Being Guilford County Tax Parcel 0166301. This unified development plan consists of single-family residential and open space for a total of approximately 82.75 acres. Zoned PD-R. Owned by Kevin and DeLana Harvick. Designer: Land Solutions.

Staff comments:

1. This Unified Development Plan matches the zoning sketch plan approved by the Town Council, with several notable additions:
 - a. One lot has been removed on each side of Parkchester closest to the Linville Oaks connection. This results in a 150' setback from the property line at this location. A 25' Type B buffer yard has also been added.
 - b. A roundabout has been added to the primary internal intersection.
 - c. A note has been added indicating that only single-family residential uses will be permitted.
 - d. The public trail access easement has been removed along the southern property line. Public access is maintained from the southeast corner of the property up to and along Haw River Rd.
2. A phase line is also proposed.

The Unified Development Plan as presented substantially matches the approved sketch plan, and meets the requirements of the Oak Ridge Development Ordinance. Staff recommends **approval**.