

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Ebenezer Oaks

Surveyor: LeMay & Associates

No. of Lots Proposed: 31 **No. of Lots Approved:** 0

Variances Requested:

1. Vertical curve variance at station 0+25, from 153.25' to 50'.
2. Vertical curve variance at station 2+33, from 503.25' to 325'.
3. Vertical curve variance at station 6+16, from 350' to 235'.
4. Vertical curve variance at station 8+75, from 300' to 235'.
5. Intersection grade variance at Ebenezer Rd. from 1% to 2%.
6. Reduction of right-of-way intersection radius at Ebenezer Rd. from 25' to 0'.
7. Tangent length variance between reverse horizontal curves at station 6+50, from 50' to 22'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB

Staff Recomm. (Abbr.): APPROVE variances 1-7 because of topography, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Connection to Caracas Rd. an existing street in Fox Fire Subdivision that is designed as a stub-out street to this property. This connection would be in addition to the proposed access at Ebenezer Rd. Details for the street connection to be submitted under design plan review. Any subdivision variances for this connection may need to come back to the MPC as a revised concept plan.
4. The applicant will be responsible for all intersection improvements at Ebenezer Rd., including traffic signal upgrades.
5. Constructing a 5' wide sidewalk within the subdivision and providing for a crosswalk across Ebenezer Rd. to the school site as a part of the intersection and signal improvements.
6. Providing adequate barriers/fencing/railings at the top of the proposed retaining walls.
7. The drainage design details for implementing the recommendations from the drainage study prepared by AMEC Earth & Environmental, Inc., shall be addressed at the Design Plan Phase of the subdivision process (See attached report.).
8. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
10. Obtaining any construction easements, from adjoining property owners, that may be needed for construction of the retaining walls/bridge.
11. Meeting all requirements of the approved use on review development plan.
12. 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 applicant is proposing the subdivision of this 10.6 acre tract into 31 detached single-family lots with access from Ebenezer Rd. The proposed density is 2.92 DU/AC. This property was just recently rezoned to PR (Planned Residential) by County Commission at a density of 1-4 DU/AC (11-U-00-RZ).

In the Staff Report for the rezoning request, Staff commented that due to the limited frontage on Ebenezer Rd., access to this property will need to be from Caracas Rd., a stub-out street in Fox Fire Subdivision that adjoins this property on the south side. The applicant has been able to work out the design for the entrance to this subdivision off of Ebenezer Rd. However, it is Staff's recommendation that Caracas Rd. be extended into this subdivision to serve as a secondary means of access. In some of the correspondence that was received from residents of Fox Fire Subdivision, concern was raised on the negative impact of having all the traffic from this new subdivision coming through their subdivision since they only have a single entrance. The entrance for Fox Fire Subdivision is an unsignalized

intersection onto Ebenezer Rd. It is Staff's position that the connection between the two subdivisions will be beneficial to the residents of Fox Fire Subdivision since it will provide them with an alternative access at a signalized intersection. It will also provide the residents of both subdivisions with a secondary access in case the entrance to either subdivision is temporarily blocked.

The Knox County Department of Engineering and Public Works has received the results of special drainage study, prepared by AMEC Earth & Environmental, Inc., to address drainage issues related to this development. The study recommends that the existing 11' x 3' box culvert located at the stream crossing be replaced by two 12' x 6' box culverts. The proposed road profile and retaining walls will not change. Drainage from the proposed subdivision will be discharged without detention on the downstream side of the retaining wall /bridge. This proposed design will minimize any impact from the drainage from this subdivision by allowing this water to be released prior to the arrival of any water from upstream developments. The Knox County Dept. of Engineering and Public Works is recommending approval of this drainage plan.

MPC Action: Approved

MPC Meeting Date: 4/12/2001

- Details of MPC action:**
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
 2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
 3. Deleted by Planning Commission.
 4. The applicant will be responsible for all intersection improvements at Ebenezer Rd., including traffic signal upgrades.
 5. Constructing a 5' wide sidewalk within the subdivision and providing for a crosswalk across Ebenezer Rd. to the school site as a part of the intersection and signal improvements.
 6. Providing adequate barriers/fencing/railings at the top of the proposed retaining walls.
 7. The drainage design details for implementing the recommendations from the drainage study prepared by AMEC Earth & Environmental, Inc., shall be addressed at the Design Plan Phase of the subdivision process (See attached report.).
 8. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
 9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
 10. Obtaining any construction easements, from adjoining property owners, that may be needed for construction of the retaining walls/bridge.
 11. Meeting all requirements of the approved use on review development plan.
 12. 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.

Summary of MPC action: APPROVE variances 1-7 and the Concept Plan subject to 12 conditions

Date of MPC Approval: 4/12/2001

Date of Denial:

Postponements: 1/11/01-3/8/01

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: