

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Concord Villas
Surveyor: LeMay & Associates
No. of Lots Proposed: 49 **No. of Lots Approved:** 0
Variations Requested:
1. Vertical curve variance from 88.5' to 80' at sta. 0+40 of Road B. fix
2.. Vertical curve variance from 213.25' to 208.5 at sta. 2+33 of Road B. fix
3. Vertical curve variance from 122.5' to 80' at sta.4+21 of Road B.
4. Intersection grade variances at 4 locations from 1% to2%.
5. Reverse curve tangent from 50' to 25' at sta.2+90 of Road B
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): DENY variances 1& 2 because the two vertical can be redesigned to meet the requirements.

APPROVE variances 3-5 because topography of the site restricts compliance with the Subdivision Regulations

APPROVE the concept plan subject to 10 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Providing a minimum right-of-way dedication of 30' for the centerline of Loop Rd.
4. All hammerhead turn arounds meeting AASHTO standards.
5. Redesigning the vertical curves at stations 0+40 and 2+33 of Road B to meet the road design standards.
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102).
7.. Meeting all requirements of the approved Use-on-Review development plan.
8. Place a note on the final plat that all lots will have access via the internal street system only.
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.
10. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Loop Rd.

Comments: The applicant is proposing to develop 49 attached dwellings on a parcel of land that contains 11.3 acres. The site is divided by the corporate boundary of the Town of Farragut with 8.64 acres located in Knox County and 2.66 acres located in Farragut. The Knox County Commission approved the rezoning of this site from RB (General Residential) to PR (Planned Residential) at 1-6 du/ac. The Sector Plan designates this site for low density residential use which permits up to 5 du/ac. The density of the proposed development is 5.67 du/ac. This exceeds the density permitted by the Sector Plan but is less than the maximum density approved by the rezoning of the site. The development density would be 4.34 du/ac if the entire 11.3 acre site was in the appropriate jurisdiction. Staff will recommend approval of this plan. When the site was rezoned from RB to PR, the developer gave up 24 units per acre as permitted by the RB zone. Additionally, the property adjoining this site is still zoned RB and could be developed with a much more intense project than the present plan. The plan as proposed complies with the present zoning of the site and will be compatible with the existing development in the 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 all utilities are in place to serve this site.
2. The proposed attached and detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

1. The proposed attached single-family 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. The use will not draw additional traffic through residential areas.
3. The recommended density of this site is 1-6 dwelling unit per acre. The proposed 5.67 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum development density of 5 du/ac. The proposed development density of 5.67 du/ac is not consistent with the Sector Plan but it complies with the recently approved zoning of the site and is compatible with the zoning of the adjoining property.

MPC Action:

Approved

MPC Meeting Date: 1/8/2004

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Summary of MPC action:

DENY variances 1& 2 because the two vertical can be redesigned to meet the requirements.

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APPROVE the concept plan subject to 10 conditions

Date of MPC Approval:

1/8/2004

Date of Denial:

Postponements:

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: