



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Garnett Woods

No. of Lots Proposed: 9                      No. of Lots Approved: 9

Variances Requested: 1. Joint Permanent Easement (JPE) serving over five lots and not providing required curb and gutter.  
2. To reduce the K value for vertical curve with PVI at STA 3+17.60 from 25' to 15'.

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1 and 2 because the JPE will include roadside drainage, serves large lots, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan for 9 detached residential lots subject to 8 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Provision of a street name which is 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. Place a note on the final plat that all lots will have access only to the internal street system.
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Choto Rd. This may require removal of the existing fence out of the line of sight easement.
6. On the final plat, including a line of sight easement across Lot 8 in order to maintain the required sight distance along Choto Rd.
7. Prior to certification of the final plat for the subdivision, recording a maintenance agreement for the joint permanent easement.
8. 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.

Comments: The applicant is proposing to re-subdivide this 58.54 acre property (includes two existing lots) into a detached residential subdivision of 9 lots. The property is zoned A (Agricultural) which has a minimum lot size requirement of one acre. The lots in this subdivision range in size from 3.03 to 11.41 acres.

The proposed subdivision will be served by a Joint Permanent Easement (JPE). The JPE will have a 50' right-of-way with a 22' wide asphalt driving surface. Joint Permanent Easements that serve six or more lots are required to meet street design standards. As designed, the JPE meets all requirements except for the provision of curb and gutter. Due to the large lot sizes and the proposed roadside drainage design, the Knox County Department of Engineering and Public Works is recommending approval of the JPE design without curb and gutter.

A concept plan (3-SA-05-C) had previously been approved by the Planning Commission on March 10, 2005. While the JPE has been constructed, the final plat had not been approved and recorded before the concept plan had expired. The applicant is requesting approval of both the new concept plan and final plat at this meeting.

This subdivision will be served by subsurface sewage disposal systems. The Knox County Health Department has reviewed the proposed concept plan and found the site to be generally suitable for subsurface sewage disposal systems. The Knox County Health Department will be required to approve the final plat designating the nine lots before the plat can be approved by the Planning Commission.

MPC Action: Approved

MPC Meeting Date: 1/10/2008

Details of MPC action:

Summary of MPC action: APPROVE variances 1 and 2 because the JPE will include roadside drainage, serves large lots, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan for 9 detached residential lots subject to 8 conditions:

Date of MPC Approval: 1/10/2008

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body: Knox County Chancery Court

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: