

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Chestnut Ridge Subdivision
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 74 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance on Road A at Sta. 11+00 from 325' to 200'.
2. Intersection grade variance from 1% to 2% at Road B & Road A intersection.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: dk
Staff Recomm. (Abbr.): APPROVE variances 1 &2 because of topography, and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject to 7 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. Submitting a detailed grading plan which includes building pads and profiles for the proposed driveways. No driveway is to exceed 20% grade.
4. Place a note on the final plat that lots 1 and 74 will have access from the internal street system only.
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
6. Meeting all requirements of the approved use on review development plan.
7. 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 to divide this 74.25 acre tract into 74 lots. The property was rezoned to PR (Planned Residential) at 1 du/ac. in May, 2000. A large portion of the site is a very steep hillside. The steepest portion of the site is proposed to be divided into 4 acreage tracts. The remaining lots, located on the more easily developed portion of the site, will average approximately 15,000 sq. ft. in area.
Due to the steep topography of the southern portion of this site, the staff has requested that a detailed grading plan be prepared for the lots which will front on Road A. This grading plan is to show the proposed building pad areas and driveways. Additionally, we are asking that profiles of the driveways be provided to the proposed acreage tracts. Rural Metro Fire Dept. has informed staff that a fire engine cannot traverse a grade greater than 20 percent. For that reason, staff will not approve a driveway which has a slope of greater than 20 percent.
MPC Action: Approved **MPC Meeting Date:** 1/11/2001
Details of MPC action: APPROVE variances 1 &2 because of topography, and the proposed variances will not create a traffic hazard.
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Summary of MPC action: APPROVE variances 1 &2 because of topography, and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject to 7 conditions.

Date of MPC Approval: 1/11/2001

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: