

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Early Woods
Surveyor: Sullivan
No. of Lots Proposed: 32 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance from 225' to 100' at sta. 0+85 of Road B (north).
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE variances 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

APPROVE the concept plan subject to 9 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant 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. Conducting compaction testing in all fill areas associated with street construction and building sites per the requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. The final surveyed acreage of the site being 16.0 acres or larger. If the final survey is less than 16 acres, the subdivision may contain a maximum of 31 lots.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. Meeting all requirements of the approved use on review development plan.
8. 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.
9. Prior to final approval, prepare and record a set of restrictive covenants as called for in the conditional rezoning of this site by the Knox County Commission (10-H-02-RZ) (See attached exhibit A).
Comments: The applicants are proposing a detached single family subdivision containing up to 32 lots. Knox County property records indicate the parcel to contain 15.89 acres. The recent rezoning of the site, by the Knox County Commission, limited the development density to 1-2 dwellings per acre. In order to approve 32 lots, the site will have to contain at least 16.0 acres. A survey will be conducted as part of the platting process. The final survey acreage will determine the actual number of lots the subdivision may contain.

The MPC recommended denial of the sector plan amendment and the rezoning of this site. The applicants appealed that decision to the Knox County Commission. The County Commission approved the sector plan amendment to LDR (Low Density Residential) and the rezoning of this site to PR (Planned Residential) at 1-2 dwellings per acre with a condition. They conditioned their approval by requiring the developers of this property to prepare and record restrictive covenants for this site that require any homes constructed in the development meet or exceed the restrictions of Hidden Cove Subdivision with regard to square footage and building materials.

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 detached single-family subdivision is consistent in use and density with the recent zoning and subdivision development in the area.
3. Access to this project will be limited to Early Rd. via the internal road system of the project.

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

1. The proposed detached single-family subdivision meets the standards for development within a 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 permitted zoning density of this site is 1-2 dwellings per acre. The proposal exceeds the permitted zoning density. A survey of the property will reveal if the subdivision can be approved as requested or if a lot will have to be deleted.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 2 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action: Approved **MPC Meeting Date:** 1/9/2003

- Details of MPC action:**
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Summary of MPC action: APPROVE variances 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

APPROVE the concept plan subject to 9 conditions

Date of MPC Approval: 1/9/2003 **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:**