



Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Millers Plantation, Unit 4  
**Surveyor:** Sullivan  
**No. of Lots Proposed:** 89      **No. of Lots Approved:** 89  
**Variances Requested:** 1. Horizontal curve variance on Road C at STA 0+75 from 250' to 125'.  
2. Horizontal curve variance on Road C at STA 2+90 from 250' to 125'.  
**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 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

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. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Identifying the floodway, no fill line, 100 and 500 year flood fringe, and the minimum floor elevations for applicable lots on the final plat.
4. Identifying all blueline streams, wet weather conveyances, drainage easements and stream buffers on the final plat.
5. Providing a left turn lane on Ball Rd. at Miller Creek Rd. The design and timing of the left turn lane shall be worked out at the Design Plan stage of the subdivision.
6. Providing an emergency access drive out to Ball Rd. from Road C in this unit of the subdivision (utilizing the 25' wide access strip for tax parcel 183.01). The design of the emergency access drive shall be worked out at the Design Plan stage of the subdivision with Knox County Department of Engineering and Public Works and the County Fire Marshal.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
9. Meeting all requirements of the approved use-on-review development plan.
10. 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 develop an additional 89 detached single-family lots as the final phase of Miller's Plantation Subdivision, a multi-unit subdivision which is located on the southeast side of Ball Rd. The existing three units of the subdivision contain a total of 87 detached single-family lots. With the proposed addition, there will be a total of 176 lots. The proposed density for Unit 4 of the subdivision is 3.36 du/ac. The overall density for the subdivision is 3.01 du/ac.

While a Traffic Impact Study was prepared for the third unit of the subdivision, it only considered the first three units and did not include this addition. A revised study has been submitted for the additional lots in Unit 4. Highlights from that study are included in the packet. The traffic study identifies that warrants are met by this development that would require a left turn lane on Ball Rd. at Miller Creek Rd., the subdivision entrance. However, the position is taken in the study that with the construction of the Ball Camp Pike Connector, the turn lane would not be warranted. Since the Ball Camp Pike Connector is being constructed in three phases, the completion date of the entire road will not occur until after 2012. It is Staff's position that with the amount of subdivision development that is occurring along Ball Rd. and in consideration of the timing of the completion of the Ball Camp Pike Connector, the turn lane is still needed to serve this subdivision.

It has been Staff's practice to require a second entrance for subdivisions serving over 150 lots. This subdivision which will serve 176 lots has only one entrance. The only other frontage on a public street is a 25' wide access strip out to Ball Rd. While this strip is not wide enough for a public street it could

be utilized for emergency access. The issue of providing emergency access has been mentioned in the traffic study and is recommended as a condition of the approval. The design of the emergency access drive shall be worked out at the Design Plan stage of the subdivision with Knox County Department of Engineering and Public Works and the County Fire Marshal.

This site includes a named (Grassy Creek) blueline stream that has a required 100' buffer located 50' on each side of the centerline of the creek. Grassy Creek is within a priority watershed that drains into Beaver Creek, which is designated as an impaired stream.

**MPC Action:**

Approved

**MPC Meeting Date:** 1/12/2006

**Details of MPC action:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Identifying the floodway, no fill line, 100 and 500 year flood fringe, and the minimum floor elevations for applicable lots on the final plat.
4. Identifying all blueline streams, wet weather conveyances, drainage easements and stream buffers on the final plat.
5. Providing a left turn lane on Ball Rd. at Miller Creek Rd. The design and timing of the left turn lane shall be worked out at the Design Plan stage of the subdivision. (Following added by MPC 1/12/06) The applicant may subdivide up to 73 of the 89 lots without the addition of the left turn lane. Subdivision of the remaining 16 lots will require the turn lane or a reviewed traffic impact analysis approved by Knox County Engineering with determination that turn lane is not needed.
6. Providing an emergency access drive out to Ball Rd. from Road C in this unit of the subdivision (utilizing the 25' wide access strip for tax parcel 183.01). The design of the emergency access drive shall be worked out at the Design Plan stage of the subdivision with Knox County Department of Engineering and Public Works and the County Fire Marshal.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
9. Meeting all requirements of the approved use-on-review development plan.
10. 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 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

**Date of MPC Approval:**

12/8/2005

**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:**