

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Don Duncan Subdivision
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 52 **No. of Lots Approved:** 52
Variances Requested: 1. Intersection spacing variance between Roads E and F, from 125' to 100'.
2. Vertical curve variance on Road E at STA 61+00, from 137.5' to 120'.
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 site's shape and 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. Placing a note on the final plat that all lots will have access from the internal road system only.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation, Tennessee Valley Authority and U.S. Army Corps of Engineers.
6. With the completion of the interior street system and prior to the issuance of any occupancy permits within the subdivision, the existing driveway access located within the proposed common area out to S. Northshore Dr. shall be closed.
7. Construction access for the subdivision shall only be from Choto Rd.
8. Prior to or concurrent with recording of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, recreational amenities and drainage system.
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 subdivide this 24.25 acre site into 52 detached residential lots at an overall density of 2.14 du/ac. Access to the subdivision is via Choto Rd., a minor collector street.

The Planning Commission recommended approval of a rezoning request for a portion of this site (Parcels 58.01, 58.10 & 60.01) (approximately 15.60 acres - area above the floodway) to PR (Planned Residential) at a density of up to 3 du/ac on October 12, 2006. The Knox County Commission approved the request on November 20, 2006. The Planning Commission also recommended approval of a rezoning request for Parcel 62.02 (approximately 8.65 acres) to PR (Planned Residential) at a density of up to 3 du/ac on December 14, 2006. The Knox County Commission will consider that request on January 22, 2007.

The Planning Commission approved a concept plan for this site on November 9, 2006 for a total of 42 lots. The original concept plan was based on the A (Agricultural) zoning for Parcel 62.02. With the Planning Commission's recommendation of approval of the rezoning of that parcel to PR at up to 3 du/ac, the applicant is requesting approval of a revised concept plan reflecting the PR zoning.

The portion of the site that extends out to S. Northshore Dr. and is identified on the concept plan as common area includes an existing access easement for tax parcel 58.09 which is owned by Kyle Garland. The revised concept plan shows the subdivision streets (Joint Permanent Easements) providing access to parcel 58.09 with access out to Choto Rd. Approval of the concept plan is subject to agreement by Mr. Garland on the new access and the release of the existing easement. If Mr.

Garland does not release the access rights under the previous easement in lieu of the new street access, the concept plan will have to be revised allowing for the existing access easement with no other lots having access to S. Northshore Dr.

MPC Action:

Approved

MPC Meeting Date: 1/11/2007

Details of MPC action:

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Summary of MPC action:

APPROVE variances 1 and 2 because the site's shape and 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:

1/11/2007

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: