

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Painters Farm

Surveyor: Sullivan

No. of Lots Proposed: 94 No. of Lots Approved: 94

Variances Requested: 1. Horizontal curve variance on Painter Farms Ln. at station 0+60, from 250' to 175'.
2. Horizontal curve variance on Painter Farms Ln. at station 11+40, from 250' to 235'.
3. Horizontal curve variance on Gentle Winds Dr. at station 2+05, from 250' to 225'.
4. Horizontal curve variance on Gentle Winds Dr. at station 8+58, from 250' to 225'.
5. Broken back curve tangent variance on Painter Farms Ln. at station 4+70, from 150' 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 1-5 because the site's topography and shape restricts compliance with the Subdivision Regulations, and the proposed variances 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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Prior to Design Plan approval, submitting a revised Flood Study (addressing revision to the floodway, 100 and 500 year floodplains and no-fill boundary) for Beaver Creek to the Knox County Department of Engineering and Public Works for review and approval.
4. Following completion and approval of the revised Flood Study for Beaver Creek, providing documentation to the Knox County Department of Engineering and Public Works that the proposed access to Harrell Rd. is located out of the 100 year floodplain and meets the 300' separation requirement from the intersection of W. Emory Rd. If this condition cannot be met, a revised Concept Plan would have to be submitted providing access to W. Emory Rd.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Prior to final plat approval, establish a greenway easement across the rear of this site for the proposed Beaver Creek Greenway as may be required by the Knox County Greenways Coordinator.
7. Place a note on the final plat that all lots will have access only to the internal street system.
8. Meeting all requirements of the approved use on review development plan.
9. 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 49.68 acre parcel, which includes acreage within the floodway of Beaver Creek, into 94 detached single-family lots. The property is zoned PR (Planned Residential) at a density of 1 - 3 du/ac and F (Floodway). Two issues that will impact the final design of this proposed subdivision include access to the site and permitted density outside of the floodway.

The development site has frontage on both W. Emory Rd. and Harrell Rd. The applicant is proposing to access the site only from Harrell Rd. While Staff has no objection to the access to Harrell Rd., due to flooding problems on Harrell Rd. (the road has been closed on average about once a year due to flooding), it is Staff's recommendation that the applicant also provide access to W. Emory Rd. While over half the site is outside of the floodway of Beaver Creek, there is limited frontage along Harrell Rd. that will allow access outside of the 100 year floodplain. Knox County Engineering Staff will not support access only to Harrell Rd., unless the access can be located out of the 100 year floodplain (see Flood Study comments below) and meet the 300' separation requirement from the intersection of W. Emory Rd.

The PR (Planned Residential) zoning boundary for the site is based on the floodway boundary that crosses the site. The Knox County Zoning Ordinance does not allow the use of floodway acreage for

density calculations. Accurate calculations for acreage of the site outside of the floodway are not available at this time (see Flood Study comments below). Based on a preliminary review of the zoning boundaries, there is approximately 26 acres outside of the floodway. At an approved density of 1-3 du/ac, approximately 78 lots would be permitted on the site. Staff is recommending Use-on-Review approval for up to the 94 dwellings requested by the applicant subject to the condition that the maximum number of dwellings will be based on the actual acreage that exists outside of the floodway for Beaver Creek following approval by Knox County Engineering and Public Works of the revised Flood Study.

The Knox County Regulatory Flood Boundary Study for Beaver Creek was completed around the same time that a previous developer of the site had conducted extensive grading based on a previously approved Concept Plan (A Concept Plan (8-SC-98-C & 8-M-98-UR) was approved for this Subdivision in 1998 for a total of 79 lots.). The Knox County Flood Study does not reflect the topography of the regraded site. Prior to Design Plan approval for development of the subdivision, the applicant will be required to update the Flood Study to determine the location of the floodway, 100 and 500 year floodplains and no-fill boundaries.

Due to the number of proposed lots within the subdivision, a Traffic Impact Study was prepared and submitted for the subdivision. This study was based on the access to Harrell Rd. only. There were no off-site street improvements recommended as a result of the traffic impacts from this proposed subdivision. If it is determined that access will be required from W. Emory Rd., the study will have to be revised.

MPC Action: Approved

MPC Meeting Date: 1/13/2005

Details of MPC action:

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Summary of MPC action:

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APPROVE the Concept Plan subject to 9 conditions

Date of MPC Approval: 1/13/2005

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: