

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Beechwood Estates
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 23 **No. of Lots Approved:** 0
Variances Requested: 1. Grade at intersection from 1% to 2% at Beechwood Ln. and W. Beaver Creek Dr.
2. Vertical curve variance from 112.5' to 100' at sta.10+60 of Beechwood Ln.
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 & 2 because the topography of the site restricts compliance with the Subdivision Regulations

APPROVE the concept plan subject to 8 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Relocating the drainage easement or adjusting the boundary of lot 5 to move the drainage easement to the boundary of the lot.
4. Provision of traffic calming devices per the requirements of the Knox County Dept. of Engineering and Public Works.
5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102) (Beechwood Ln. was denied).
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.
8. Certification on the final plat by the applicant's engineer that there is 350' of sight distance in both directions on W. Beaver Creek Dr.

Comments: This applicant is proposing to divide a nine acre site into 23 lots. A small portion of the site is located in the floodway of Beaver Creek. With the area located in the floodway subtracted from the total acreage, the site has 8.2 acres of developable land. The Knox County Commission recently rezoned this site to permit up to 3 du/ac. The development density of the proposed subdivision is 2.81 du/ac. Since a portion of the site is within the floodway and floodway fringe of Beaver Creek, the Knox County Dept. of Engineering and Public Works will establish a minimum floor elevation (MFE) for structures that will be located in the floodway fringe.

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 zoning and subdivision development in the area.

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 the 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 recommended density of this site is 1-3 dwelling units per acre. The proposed 2.81 du/ac is

within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The proposed development density of 2.81 du/ac is consistent with the Sector Plan and the other development found in the area.

MPC Action:

Approved

MPC Meeting Date: 1/8/2004

Details of MPC action:

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Summary of MPC action:

APPROVE variances 1 & 2 because the topography of the site restricts compliance with the Subdivision Regulations
APPROVE the concept plan subject to 8 conditions

Date of MPC Approval:

1/8/2004

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: