

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Johnstone Subdivision
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 80 **No. of Lots Approved:** 0
Variances Requested:
1. Horizontal curve variance from 250' to 225' at sta 32+02 & from 250' to 225' at sta 34+17 of Road A.
2. Broken back curve variance from 150' to 83.36' at sta 31+00 of Road A.
3. Vertical curve variance from 267.5' to 165' at sta 34+00 of Road A.
4. Intersection spacing variance between Murphy Rd. and the proposed entrance from 400' to 370'
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 1-4 because the existing site topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

APPROVE the concept plan subject to 13 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Connection to sanitary sewer and meeting any other applicable requirements of the Knox County Health Dept.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
5. Place a note on the final plat that access to all lots will only be the internal road system.
6. Prior to design plan approval obtain off-site drainage easements as required by the Knox County Dept. of Engineering and Public Works
7. Place a note on the concept plan that the grades at each intersection that are less than 3% have been reviewed and approved by the Knox County Dept. of engineering and Public Works.
8. Provide the required 44' right-of-way dedication from the center line of Tazewell Pk. as required.
9. Approval of the pending rezoning (Item #94 1-W-05-RZ).
10. Prior to design plan approval provide the Knox County Dept. of Engineering a letter from Knoxville Utility Board that states that they have reviewed and approved the grading plan as it relates to the electric towers and the underground gas line that traverse this site.
11. Construction of the north bound left turn lane as called for in the traffic impact study after review and approval of the plan by the Tenn. Dept. of Transportation.
12. Obtaining a street connection permit from the Tenn. Dept. of Transportation.
13. A final plat based on this concept plan will not be accepted for review by MPC until certification

Comments: The applicant is proposing a detached single family subdivision that will contain 80 lots on this 29.8 acre site. A portion of the site is zoned A (Agricultural). The applicant has applied for rezoning of that portion of the site to RB (General Residential). This matter is on the Jan13, 2005 agenda. Action regarding this subdivision will be conditioned on the approval of the rezoning.

Access to the site will be via Tazewell Pk. A traffic impact study was prepared for this project. It calls for the construction of a north bound left turn lane. Construction of the left turn lane will be a condition of approval of this plan. The City and County are collaborating on the installation of a traffic signal at the intersection of Tazewell Pk. and Murphy Rd. With the traffic signal and left turn lane, access to this development should be very good.

Knoxville Utility Board has a large transmission line and natural gas line traversing this site. Staff will require the applicant to obtain written approval of the proposed grading plan before any land disturbance be permitted. The Knox County Dept. of Engineering has told staff that off-site drainage easements will be required. These easements will have to be obtained prior to beginning any grading on this site

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 sewer and water service

is in place to serve this site.

2. The proposed detached single-family subdivision is consistent in use and density with the 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 RB (General Residential) Zone and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the North County Sector Plan which propose low density residential uses.
2. The site is located within the Urban Growth Area on the Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 2/10/2005

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Connection to sanitary sewer and meeting any other applicable requirements of the Knox County Health Dept.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
5. Place a note on the final plat that access to all lots will only be the internal road system.
6. Prior to design plan approval obtain off-site drainage easements as required by the Knox County Dept. of Engineering and Public Works
7. Place a note on the concept plan that the grades at each intersection that are less than 3% have been reviewed and approved by the Knox County Dept. of engineering and Public Works.
8. Provide the required 44' right-of-way dedication from the center line of Tazewell Pk. as required.
9. Approval of the pending rezoning (Item #94 1-W-05-RZ).
10. Prior to design plan approval provide the Knox County Dept. of Engineering a letter from Knoxville Utility Board that states that they have reviewed and approved the grading plan as it relates to the electric towers and the underground gas line that traverse this site.
11. Construction of the north bound left turn lane as called for in the traffic impact study after review and approval of the plan by the Tenn. Dept. of Transportation.
12. Obtaining a street connection permit from the Tenn. Dept. of Transportation.
13. A final plat based on this concept plan will not be accepted for review by MPC until certification

Summary of MPC action:

APPROVE variances 1-4 because the existing site topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

APPROVE the concept plan subject to 13 conditions

Date of MPC Approval:

2/10/2005

Date of Denial:

Postponements:

1/13/2005

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: