

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Washington Pointe
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 74 **No. of Lots Approved:** 0
Variences Requested:
1. Reverse curve tangent length from 50' to 6' at sta. 13+10 of Road A.
2. Vertical curve variance from 327.5' to 270' at sta. 59+00 and from 140' to 60' at sta.57+30 of Road F.
3. Vertical curve variance from 250' to 100' at sta. 38+50 of Road C.
4. Vertical curve variance from 175 to 100' at sta. 10+50 of Road C.
5. Intersection grade variance from 1% to 2% at Road A and Road C, Road D & Road F.
6. Intersection separation variance from the entrance road to Shipe Rd. from 400' to 175'.
7. Horizontal curve variance from 250' to 200' at sta.29+44 of Road A.
8. Variance of tangent length between broken back curves from 150' to 121.88' at sta. 39+59 of Road C.
9. Variance of tangent length between broken back curves from 150' to 76.9' at sta. 59+44 of Road F.
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 1-9 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 8 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
5. Place a note on the final plat that all lots will have access only to the internal street system.
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. Approval of the rezoning of this site by the Knox County Commission at the appropriate density to accommodate the proposed development.
Comments:
This is the third time MPC has considered a concept plan for this site. The previous plans have been approved and some of the rough grading has taken place. This applicant is proposing a concept plan with 74 lots on 26 acres. In order to be able to propose this number of lots, rezoning of the site from PR at 1-2 du/ac to PR at 1-3 du/ac has been requested. The rezoning of this property was recommended for approval by MPC at its September 12, 2002 meeting. The rezoning request will be considered by the Knox County Board of Commissioners on October 28, 2002. The proposed development comes close to maximizing the 1-3 du/ac that was recommended by MPC.

The previously approved plans proposed that one or more lots would have access to Bud Hawkins Rd. Those proposed lots were acreage tracts more in keeping with the surrounding rural residential development. The lots proposed by this applicant are smaller and the subdivision is being developed at a typical suburban density. Access within the project will be limited to the internal streets. No access to Bud Hawkins Rd. will be permitted. All of the traffic from this project will use Washington Pk.
MPC Action: Approved **MPC Meeting Date:** 10/10/2002
Details of MPC action:
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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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

4. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
5. Place a note on the final plat that all lots will have access only to the internal street system.
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. Approval of the rezoning of this site by the Knox County Commission at the appropriate density to accommodate the proposed development.

Summary of MPC action: APPROVE variances 1-9 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 8 conditions

Date of MPC Approval: 10/10/2002

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: