

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: West Valley Woods
Surveyor: The Campbell Co.
No. of Lots Proposed: 119 **No. of Lots Approved:** 0
Variances Requested:
1. Intersection grade variance from 1% to 2.5% at Road A and George Williams Rd. and Road F.
2. Intersection grade variance from 1% to 1.5% at Road A and Road B, Road C & Road E.
3. Intersection grade variance from 1% to 1.53% at Road A and Road G.
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 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

Staff Recomm. (Full): APPROVE the concept plan subject to 6 conditions

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. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
4. Place a note on the final plat that all lots will have access only to the internal street system.
5. Meeting all requirements of the approved use on review development plan.
6. 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: This site was recently rezoned to PR (Planned Residential) at 1-4 du/ac. Staff had recommended 1-3 du/ac in order to maintain the density of this site more in keeping with the surrounding area. Additionally, the slope of this site does not lend itself to more intensive development. The applicants are proposing a detached single family subdivision of 119 lots on this 46.4 acre site which translate into 2.57 du/ac. The lots have an average width of approximately 90' and are approximately 125' to 140' deep. The size of the lots in the steeper portion of the site have been increased to accommodate the necessary grading.

Drainage from this site will be directed to the southwest corner of the property. The present culvert under George Williams Rd. overflows during a major rain event. The applicants will be responsible for the replacement of the this culvert if it is deemed necessary by the Knox County Dept. Engineering and Public Works.

The traffic impact study that was prepared for this development as required by MPC's Administrative Rules, noted that automobile speeds on this section of George Williams Rd. far exceed the posted limit. In this case, over 600' of sight distance is available in each direction at the entrance to the development. This will be adequate to provide for a safe entrance to the project. No other traffic improvements were identified as being necessary due to the development of this site.

This site is located within the parent responsibility zone for West Valley Middle School. As a result, a 5' wide sidewalk is being provided on one side of each street in this development. Additionally, the applicants will be required to post a bond for the construction of a sidewalk on George Williams Rd. If Knox County opts to construct a sidewalk along George Williams Rd. during the next five years, the applicants will be responsible for the cost of the sidewalk along their frontage. If no sidewalks are constructed along George Williams Rd. during that time, the developers are relieved of that responsibility.

MPC Action: Approved **MPC Meeting Date:** 10/10/2002

Details of MPC action:
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. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
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Summary of MPC action: APPROVE variances 1-3 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 6 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: