



## **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Polo Club, Revised  
**Surveyor:** LeMay & Associates  
**No. of Lots Proposed:** 34      **No. of Lots Approved:** 0  
**Variances Requested:**  
1. Vertical curve variance from 97.8' to 60' at sta. 0+30 of Road A.  
2. Intersection grade variance from 1% to 2% at the intersection of Roads A & B.  
**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 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 10 conditions  
**Staff Recomm. (Full):**  
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.  
2. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.  
3. Connection to sanitary sewer and meeting any other requirement of the Knox County Health Dept.  
4. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to staff.  
5. Prior to certification of the final plat, establish a property owners association that will be responsible for maintenance of the joint permanent easements, drainage system and any other commonly held assets. Define the responsibilities of the owners of both the attached and detached dwellings within the property owners association.  
6. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).  
7. Relocating the previously approved sidewalk in Unit 1 to the western side of Appaloosa Way. Providing a sidewalk on one side of Roads A & B in the attached residential area. All sidewalks are to be built directly behind the curb and be a minimum of 5' wide. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act. Mail box locations for each lot will have to be addressed at the time the sidewalks are installed.  
8. Grading permits for the Unit 2 of this development will be withheld until all erosion control devices are in place as required by the Knox County Dept. of Engineering and Public Works.  
9. Installation of safety devices between Appaloosa Wy. and Unit 2 of this development as required by the Knox County Dept. of Engineering and Public Works.  
10. Meeting all requirements of the previously approved use on review (8-H-02-UR).

**Comments:** The plan that is up for consideration addresses two issues. The first issue deals with the sidewalk as it was approved in Unit 1 of the development. The second issue deals with the approval of a concept subdivision plan for the attached residential portion of the development. The attached units were originally approved as condominium development. The developer is now proposing to place the units on lots which necessitate the need for concept subdivision approval.

The grading plan for Unit 2 shows a 16' grade difference between Appaloosa Wy. and the adjoining residential units. To insure the safety of motorists, residents and pedestrians, the Knox County Dept. of Engineering and Public Works will require the installation of safety devices such as guard rails or other type barriers.

### **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 subdivision is consistent in use and density with the recent zoning and subdivision development in the area.
3. Access to this project will be limited to the internal street system.

### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY**

ZONING ORDINANCE

- 1. The proposed subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
- 2. The proposed subdivision is consistent with the general standards for uses permitted on review: It 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Knox County Southwest Sector permits LDR (Low Density Residential) development to occur on this site. Development of this site as proposed conforms to the Sector plan.

**MPC Action:** Approved **MPC Meeting Date:** 10/9/2003

**Details of MPC action:**

**Summary of MPC action:** APPROVE variances 1 & 2 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 10 conditions

**Date of MPC Approval:** 10/9/2003 **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:**