APPLICATION TYPE: SUBDIVISION

File Number: 10-SE-03-C **Related File Number:** Date of Revision: **Application Filed:** 9/8/2003 Applicant: SPIRIT OF THE SMOKIES, LLC **Owner:** SPIRIT OF THE SMOKIES, LLC

PROPERTY INFORMATION

General Location: South side of Westland Dr., east and west sides of Appaloosa Wy. **Other Parcel Info.:** Tax ID Number: 144 F C 036 OTHER: 144 / 067 Jurisdiction: County Size of Tract: Access is via Westland Dr., a major collector street that is currently being reconstructed at this location Accessibility: to include two driving lanes, a middle turn lane and sidewalks. **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land Surrounding Land Use: Property in the area is zoned PR residential and A agricultural and I industrial. Development consists of a convenience store to the north, A.L. Lotts Elementary School to the west. **Proposed Use:** Attached and detached single family dwellings Density: 3.54 du/ac Sector Plan: Southwest County Sector Plan Designation: **Growth Policy Plan:** Planned Growth Area **Neighborhood Context:**

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

PR (Planned Residential)

Current Zoning: Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:



400 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•215•2068 www•knoxmpc•org

CASE SUMMARY

CONCEPT PLAN

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Polo Club, Revised		
Surveyor:	LeMay & Associates		
No. of Lots Proposed:	34No. of Lots Approved:0		
Variances Requested:	 Vertical curve variance from 97.8' to 60' at sta. 0+30 of Road A. 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):	 Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works. Connection to sanitary sewer and meeting any other requirement of the Knox County Health Dept. 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. 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. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102). 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. 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. 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. 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 devises 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 ORDINAN	CE	
	Zone and all other r 2. The proposed so is consistent with the harmony with the ge character of the neig adjacent property. CONFORMITY OF	equirements of the Zoning Ordinances. ubdivision is consistent with the general se adopted plans and policies of the Gene eneral purpose and intent of the Zoning O ghborhood where it is proposed. The use The use will not draw additional traffic thr THE PROPOSAL TO ADOPTED PLANS	rough residential areas.
		y Southwest Sector permits LDR (Low De ent of this site as proposed conforms to	ensity Residential) development to occur on 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: