

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Fox Creek
Surveyor: Cannon & Cannon
No. of Lots Proposed: 143 **No. of Lots Approved:** 0
Variances Requested: 1. Horizontal curve variance from 250' to 125' at sta. 14+75 of Road A.
2. Road grade variance on Road A from 12% to 14%
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

Staff Recomm. (Full): APPROVE the concept plan subject to 11 conditions

1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
2. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions at the subdivision entrance looking on to Fox Road.
3. Compaction or fill areas to be done in accordance with the requirements of the Knoxville Dept. of Engineering.
4. Place a note on the final plat that all lots will have access from the internal street system only.
5. Meeting all requirements of the approved use on review development plan.
6. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
7. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
8. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
9. Obtaining a street connection permit from the Tenn. Dept. of Transportation if required.
10. Place a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour areas) on this site
11. 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 MPC staff.

Comments: A concept plan for Fox Creek Subdivision was approved by MPC on July 10, 2003. After a concept plan is approved, the developer has two years to obtain final plat approval for all or part of the project. A final plat for this project was not presented for staff review until after the two year period had expired. The applicants are now seeking reapproval of their previously approved concept plan.

The applicants are proposing a 143 lot single family subdivision on this 76.51 acre site. The MPC recommended RP-1 (Planned Residential) zoning at 1-3 du/ac at their April 10, 2003 meeting. Knoxville City Council subsequently approved the request with the same density limit.

There are a number of natural elements that make designing a subdivision for this site difficult. The entrance will require the crossing of a creek and traversing a steep grade. The remainder of the site has areas of very steep topography, and two sinkholes or closed contour areas are located on the site. The applicants have adjusted the lot sizes to conform with the "Hillside" section of the Subdivision Regulations. Additionally, the road grades have been reduced to their lowest possible point based on this proposed road plan.

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 detached single-family 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 Fox Road via the internal road system.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING

ORDINANCE

- 1. The proposed detached single-family subdivision meets the standards for development within the RP-1 (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: The proposed development 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.
- 3. The recommended density of this site is 1-3 dwellings per acre. The proposed 1.87du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Knoxville One Year Plan was amended by MPC to permit LDR (Low Density Residential) development to occur on this site. Development of this site at 1.78 du/ac is consistent with the approved plan amendment and other recent subdivision development in the area.

MPC Action: Approved **MPC Meeting Date:** 10/13/2005

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 11 conditions

Date of MPC Approval: 10/13/2005 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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:**