

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Cabot Ridge
Surveyor: LeMay & Associates
No. of Lots Proposed: 16 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance from 150' to 100' at sta. 0+50 of Rockford Ln.
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 variance 1 because the topography of the site restricts compliance with the Subdivision Regulations

APPROVE the concept plan subject to 6 conditions
Staff Recomm. (Full):
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. Obtaining approval from Loudon County for the lots that are partially located in their jurisdiction.
4.. Meeting all requirements of the previously approved Use-on-Review development plan (12-J-03-UR)
5. Place a note on the final plat that all lots will have access from the internal road system only.
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: The applicant is proposing a revision to the previously approved concept plans for Cabot Ridge Subdivision. The first concept plan for this development contained 97 lots, and it was approved in 1999. Since that time the concept plan has been revised numerous times. The current revision was brought about because the previously approved concept plan approval have lapsed. MPC's approval of a concept plan remains in effect for a period of two years. In this case the applicant is requesting that MPC reapprove only a portion of the previously approved concept plan (12-SF-03-C). At present, the developer has obtained final plat approval for 71 lots. The revised concept plan proposes 16 new lots. That will bring the total number of lots within this development to 87 or 1.78 du/ac the project.

A number of the lots that back up to Harvey Rd. are partially located in Loudon County. Action taken by MPC regarding those lots will be subject to approval, if required, by Loudon County.

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 residential subdivision is consistent in use and density with the zoning and subdivision development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
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 1-2 dwelling units per acre. The proposed 1.78 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The proposed development density of 1.78 du/ac is consistent with the Sector Plan and the other development found in the area.

MPC Action: Approved

MPC Meeting Date: 10/12/2006

Details of MPC action:

Summary of MPC action: APPROVE variance 1 because the topography of the site restricts compliance with the Subdivision Regulations

APPROVE the concept plan subject to 6 conditions

Date of MPC Approval: 10/12/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: