

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Madison Ridge
Surveyor: Sullivan
No. of Lots Proposed: 41 **No. of Lots Approved:** 0
Variances Requested: 1. Grade at intersection variance from 1% to 3% at Hart Rd.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: DK
Staff Recomm. (Abbr.): APPROVE variance 1 due to topography and the proposed variance will not create a traffic hazard
APPROVE the concept plan subject to 9 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewers and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Prior to final plat approval, the applicant's surveyor must certify the sight distance at the entrance to the development meets or exceeds 300' in each direction.
4. Engineered fill with compaction testing will be required by the Knox County Dept. of Engineering and Public Works for the proposed entrance road and any filled building sites.
5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
6. Place a note on the final plat that all lots will have access from the internal road system only.
7. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
8. Meeting all requirements of the approved use on review.
9. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to MPC staff.
Comments:
The site is located on the west side of Hart Rd. across from Tierra Verde Subdivision. The property was recently rezoned to PR (Planned Residential) at 1-3 dwellings per acre. The site has rolling topography with slopes approaching 25% on some portions of the property. There is a significant drainage way crossing this site from north to south. This drainage way appears on the USGS Maps as a stream. The Tennessee Dept. of Environment and Conservation has determined it be a wet weather conveyance and will permit its relocation. Due to drainage concerns, the staff has recommended a redesign of the project that would require relocating one of the roads. By relocating the road, the drainage will be able to be routed behind the proposed building sites on the lots along Hart Rd.
MPC Action: Approved **MPC Meeting Date:** 11/8/2001
Details of MPC action:
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Summary of MPC action: APPROVE variance 1 due to topography and the proposed variance will not create a traffic hazard
APPROVE the concept plan subject to 9 conditions
Date of MPC Approval: 11/8/2001 **Date of Denial:** **Postponements:**

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: