

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Keller Bend
Surveyor: Sullivan
No. of Lots Proposed: 16 **No. of Lots Approved:** 0
Variances Requested:
1. Grade at intersection from 1% to 3% at subdivision entrance.
2. Grade at intersection from 1% to 3% at the intersection of Road A with Road B.
3. Vertical curve variance from 275' to 220' at sta. 2+90 of Road A.
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- 3 because the site's topography restricts compliance with the Subdivision Regulations.
Staff Recomm. (Full): APPROVE the concept plan subject to 11 conditions
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. Providing a minimum right-of-way width of 40' for the proposed joint permanent easement
4. Constructing the proposed boulevard entrance per the requirements of the Knox County Dept. of Engineering and Public Works.
5. Show right-of-way dedication of 25' from centerline along the Keller Bend Rd. frontage.
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102).
7. Place a note on the final plat that all structures have to be located at least 50' from the top of any closed contour area on this site. All lots that do not have a building site due to the 50' buffer must be combined with the adjoining buildable lots. (See comments section for exception).
8. Meeting all requirements of the approved Use-on-Review development plan.
9. 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.
10. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Keller Bend Rd.
11. Final approval of the rezoning of this site to Planned Residential at 1.00 du/ac.
Comments: There are two closed contour areas on the site. All structures will have to be at least 50' from the prefilled boundary of these closed contour areas. The required 50' buffer setback will impact the buildable area of lots 14-16. If it is the applicant's desire to build within this 50' buffer area, a geotechnical study must be prepared by the project engineer. The findings of the study must state that buildings located within the closed contour area would not be subject to further subsidence. This study must be reviewed and approved by the Knox County Dept. of Engineering and Public Works prior to the approval of the final plat.

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 zoning and subdivision development in the area.

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

1. The proposed detached single-family 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: 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 dwelling unit per acre. The proposed .99 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 rural residential use with a maximum density of 1 du/ac. The PR zoning approved for this site allows a density up to 1 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action:

Approved

MPC Meeting Date: 11/13/2003

Details of MPC action:

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. Providing a minimum right-of-way width of 40' for the proposed joint permanent easement
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11. Final approval of the rezoning of this site to Planned Residential at 1.00 du/ac.

Summary of MPC action:

DENY variance 1 and APPROVE variances 2- 3 because the site's topography restricts compliance with the Subdivision Regulations.

APPROVE the concept plan subject to 11 conditions

Date of MPC Approval:

11/13/2003

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: