

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Wildwood Gardens, Phase 5
Surveyor: Sterling Engineering
No. of Lots Proposed: 25 **No. of Lots Approved:** 0
Variances Requested: None
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 the concept plan subject to 9 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 Zoning Ordinance
3. Prior to final plat approval establish a property owners association for the purpose of assessing fees for the maintenance of the drainage facilities and any other commonly held assets.
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
6. Provision of a street name that is consistent with the Knox County Street Naming and Addressing System 91-1-102.
7. At the time the existing Remagen Ln. is extended, remove the excess pavement and curbing from the existing cul de sac
8. Provision of a temporary turn around at the end of Road A.
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.

Comments: The applicant is proposing to subdivide this 38.74 acre tract into 25 lots. Due to slopes exceeding 25% grade, the applicant is showing a large portion of the site as one large tract. This large tract may be subdivided into acreage tracts the future. he property is zoned RA (Low Density Residential) which requires lots with a 75' lot width and a minimum area of 10,000 square feet. The proposed subdivision will have access from Remagen Lane, a local street with a 26' pavement width within a 50' right-of-way.

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 water and sewer utilities are in place to serve this site.
- 2. The proposed detached single-family subdivision is consistent in use and density with the zoning of the property.

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 RA (Low Density Residential) zone an all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The proposed development is consistent with the South County Sector Plan which proposes low density residential uses.

Upon approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved **MPC Meeting Date:** 11/10/2005

Details of MPC action:

Summary of MPC action: APPROVE the concept plan subject to 9 conditions

Date of MPC Approval: 11/10/2005

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: