



## **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Luttrell Development on View Point Ln.  
**Surveyor:** Batson, Himes, Norvell & Poe  
**No. of Lots Proposed:** 36      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Vertical curve variance from 225' to 115' at sta 2+00 of Road B.  
2. Pavement width on a joint permanent easement serving more than 5 lots from 22' to 20'  
**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 and 2 because the site's topography restricts compliance with the Subdivision Regulations, and the variances will not create a traffic hazard  
  
APPROVE the concept plan subject to 10 conditions  
**Staff Recomm. (Full):**  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Widening View Point Ln. to a minimum paved width of 20' from Keller Bend Rd. to the dead end as shown on the concept plan. Provision of a 40' pavement radius in the cul de sac. This work is to be completed prior the issuance of the first occupancy permit within this subdivision.  
3. Meeting the one acre minimum lot size requirement for each lot. Only the area above 813' elevation will be counted toward meeting the minimum lot size.  
4. Prior to final plat approval establish a home owners association for the purpose of assessing fees for the maintenance of the joint permanent easements and any other commonly held assets.  
5. Meeting all applicable drainage and water quality requirements of the Knox county Dept. of Engineering and Public Works  
6. Noting the approved Minimum Floor Elevations (MFE) on each lot as required by the Knox County Dept. of Engineering and Public Works  
7. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works  
8. Place a note on the final plat that all lots will have access only to the internal street system  
9. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Keller Bend Rd..  
10. 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 divide this 48 acre site into 36 lots. The site is currently zoned A (Agricultural). Each lot in the development will contain at least one acre. Since some of the lots will have frontage on Ft. Loudon Lake, only the area above the normal summer pool level will be calculated toward meeting the required lot size.

View Point Ln. is a 14' wide county road. The applicant will dedicate the 50' right-of-way along the full length of the road to meet the standard for a local street. Additionally, the applicant will be responsible for widening pavement width to 20' along the entire length of the existing roadway. To lessen the impact of the anticipated truck traffic during the construction of the houses, staff will require the road widening to be completed before the first occupancy permit is issued within this development. In addition to improving View Point Ln., the applicant will be constructing two joint permanent easements to provide access to some of the lots in the development.

### **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 A

(Agricultural) zone and all other requirements of the Zoning Ordinance.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The proposed development is consistent with the Southwest County Sector Plan which proposes rural 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 variances 1 and 2 because the site's topography restricts compliance with the Subdivision Regulations, and the variances will not create a traffic hazard

APPROVE the concept plan subject to 10 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:**