

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: R&R Associates on Greenwell Dr.
No. of Lots Proposed: 12 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve length variance from 77.25' to 40', STA 0+40.
2. Vertical curve length variance from 77.25' to 40', STA 0+95.
3. Vertical curve length variance from 105' to 172.5', STA 0+65.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz
Staff Recomm. (Abbr.): APPROVE variances because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.
Staff Recomm. (Full): APPROVE the Concept Plan subject to the following conditions:
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Certification on the development plan by the applicant's surveyor that there is 300 ft. of sight distance in both directions on Greenwell Rd. from the proposed entrance.
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works with regards to the design of the proposed eye-brow prior to design plan approval..
5. Due to the proposed 10.92% grade in the proposed driveway, the applicant will be required to maintain a 10' side yard setback on all lots.
6. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
7. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC Staff.
Comments: The applicant is requesting approval of a 12 unit residential subdivision on this 4.09 acre site. The approved PR zoning permits up to 3 du/ac. The development will have access to Greenwell Road and have a public interior roadway. The applicant will be required to certify sight distance prior to approval of the development plan.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will place minimal additional demand on schools and streets.
2. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
3. The proposed development at a density of 2.93 du/ac, is consistent with the use and density of recent zoning changes and subdivision development in the area. There are existing residential subdivisions to the northeast and southwest of the site.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed subdivision is consistent with all relevant requirements of the PR zone, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan identifies this property as low density residential. The PR zoning approved for this site allows a density up to 3 du/ac. The proposed density is consistent with the Sector

Plan and the other development found in the area.

2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The Growth Policy Plan guidelines, applied to this site, would not allow a density of more than 3 du/ac. The Planned Growth Area is located across Greenwell Rd. from this site.

MPC Action: Approved

MPC Meeting Date: 1/10/2008

- Details of MPC action:**
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Summary of MPC action: APPROVE variances because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to the following conditions:

Date of MPC Approval: 1/10/2008

Date of Denial:

Postponements: 12/13/2007

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: