

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Jim Wardley, Jr. on E. Emory Road
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 28 **No. of Lots Approved:** 0
Variances Requested:
1. Intersection spacing from 300' to 235' between proposed road and Silveredge Wy.
2. Intersection spacing from 300' to 270' between proposed road and Emory Chase Rd.
3. Cul de sac return radius from 75' to 25' on Road B.
4. Vertical curve 200' to 120' at sta. 0+75 of Road A.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: DK
Staff Recomm. (Abbr.): APPROVE variances 1 - 2 to permit intersection placement at the location with the greatest sight distance and APPROVE variances 3 and 4 because of topography

APPROVE the concept plan subject to 8 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Dept.
2. Provision of a subdivision name and street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Designating the proposed detention basins as drainage easements on the final plat.
4. Obtaining any off site drainage easements if required by the Knox County Engineering Dept. prior to commencing any grading on this site.
5. Place note # 6 from the Concept Plan on the Final Plat which will require that lots 1,2, and 28 have access to the internal street system only.
6. Obtaining a street connection permit and meeting all other applicable requirements of the Tenn. Department of Transportation.
7. Meeting all relevant requirements of the Knox County Dept. of Engineering and Public Works.
8. Meeting all relevant requirements of the Knox County Zoning Ordinance.

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Comments: In October, 1999 this applicant submitted a Concept Plan that was very similar to the one MPC is considering at this time. The previous plan was approved contingent on the property being rezoned to PR (Planned Residential). The Knox County Commission denied the applicant's request for PR zoning. Subsequently, he applied for rezoning to the RA (Low Density Residential) Zone which has been approved. A concept plan was submitted based on the RA zoning in June 2000. The plan was approved by MPC but denied by the Knox County Commission on appeal. Opposition to the plan at that time raised concerns regarding the number of wrecks that had occurred in the area along E. Emory Rd. Staff will recommend approval of the intersection placement variances because it is impossible for the applicant to locate a new road on his property without a variance due to the narrowness of the site and the proximity of the other streets in the area. More importantly, the staff is recommending approval of the intersection placement variances because it allows the applicant to locate the entrance to this development at a location where the maximum sight distance can be obtained. The applicant's engineer will certify that 450' of sight distance is provided in each direction at the entrance to this development. The 450' of sight distance will meet the requirements of the subdivision regulations.

This plan proposes 28 lots with access limited to E. Emory Rd. All utilities are available. The site slopes downward away from E. Emory Rd. A major drainage way crosses the property and continues to the east. A pipe under the driveway of an adjoining property owner is not large enough to carry the anticipated storm drainage collected in the subdivision. This applicant will be required to size the detention pond and the outlet to restrict the rate of flow of storm water or obtain an off site drainage easement from that property owner. Grading for this project will not be permitted until the off site

drainage easement is obtained if required by the Knox County Dept. of Engineering and Public Works.

MPC Action:

Approved

MPC Meeting Date: 12/13/2001

Details of MPC action:

Summary of MPC action:

APPROVE variances 1 - 2 to permit intersection placement at the location with the greatest sight distance and APPROVE variances 3 and 4 because of topography AND APPROVE the concept plan subject to 8 conditions

Date of MPC Approval:

12/13/2001

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: