

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Reserve of Hunters Ridge
Surveyor: W.J. Moore & Assoc.
No. of Lots Proposed: 16 **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 8 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Aligning the centerlines of Kays Ridge Ln. and the proposed joint permanent easement.
4. Paving the joint permanent easement for the first 100' from Stony Point Rd. as required by the Knox County Dept. of Engineering and Public Works.
5. Certification on the final plat by the applicant's engineer/surveyor that there is 300' of sight distance in both directions at the intersections of Reserve Ln. and the proposed joint permanent easement with Stony Point Rd.
6. Place note #5 on the concept plan, dealing with access to lots 5 - 8, on the final plat
7. Meeting all applicable requirements of the Knox County Health Dept.
8. 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 20.52 acre site into 16 residential lots. The site is zoned A (Agricultural). All lots meet the 1 acre minimum lot size as required by the A (Agricultural) zone. Sewage disposal will be via individual septic systems. The Knox County Health Dept. has provided staff with a letter that states the area is suitable for septic drain fields.

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, and the Knox County Health Dept. has approved this site for subsurface sewage disposal systems.
- 2. The proposed detached single family subdivision is consistent in use and intensity with the recent zoning and subdivision development in the area.
- 3. Access to the lots in this project will be limited to the internal street system.

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.
- 2. The proposed subdivision 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 nonresidential traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The East County Sector permits rural residential development to occur on this site. Development of this site as proposed conforms to the Sector plan.

MPC Action: Approved **MPC Meeting Date:** 12/11/2003

Details of MPC action:

Summary of MPC action: APPROVE the concept plan subject to 8 conditions

Date of MPC Approval: 12/11/2003

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: