

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Woodson Trail
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 50 **No. of Lots Approved:** 0
Variances Requested:
1. Intersection grade variance from 1% to 3% at sta. 0+13 of Road A.
2. Intersection grade variance from 1% to 2% at sta. 0+13 of Road B.
3. Intersection grade variance from 1% to 3% at sta. 0+13 of Road C.
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 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

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 Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Engineering Dept..
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Place a note on the final plat that vehicular access is to be from the internal street system only.
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
7. Meeting all requirements of the approved Use-on-Review development plan.
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: This is the first phase of a residential development that will contain a mixture of attached and detached single family dwellings. The site contains a total of 29.65 acres. The first phase of this project will result in the development of 15.46 acres of the site at a density of 3.24 du/ac. A homeowners association will be established for the maintenance of the common open space elements of the project.

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.
2. The proposed attached and detached single-family subdivision is consistent in use and density of the adjoining subdivisions.
3. Access to this project will be limited to Woodson Dr. via the internal road system of the project. Two stub streets from Spring Creek Rd. will not be utilized for access to this project because of the narrow width of that road.

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

1. The proposed attached and detached single-family subdivision meets the standards for development within a RP-1 (Planned Residential) Zoning District and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The South County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The RP-1 zoning approved for this site allows a density up to 5 du/ac. At a proposed density of 3.24 du/ac, the proposed subdivision is consistent with the Sector Plan and the

other development found in the area.

MPC Action:

Approved

MPC Meeting Date: 12/12/2002

Details of MPC action:

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Summary of MPC action:

APPROVE variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

APPROVE the concept plan subject to 8 conditions

Date of MPC Approval:

12/12/2002

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: