

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Wisteria Park Revised
Surveyor: Jordan, Jones & Goulding
No. of Lots Proposed: 87 **No. of Lots Approved:** 87
Variances Requested: 1. Horizontal curve variance on Road A at STA 23+00, from 250' to 230'.
2. Broken back curve tangent variance on Road A at STA 16+00, from 150' to 72'.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1 & 2 because the site's topography restricts compliance with Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 14 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 Knox County (County Ord. 91-1-102).
3. At the design plan stage of the subdivision process, providing details on the boulevard designs that are acceptable to the Knox County Department of Engineering and Public Works. Median breaks shall be included at locations that will provide access crossings for all lots.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
6. Correcting note 19 on the concept plan from "100 year flood elevation" to "500 year flood elevation".
7. Adding a note to the final plat that the building site on Lot 67 is on the south side of the creek which will require a revised flood study (meeting FEMA requirements) subject to approval of Knox County Department of Engineering and Public Works and obtaining all applicable permits from the Tennessee Department of Environment and Conservation for alteration of the blueline stream.
8. Prior to or with the submission of the final plat, providing documentation to Planning Commission Staff that each lot has a building area that is adequate for the single-family dwellings proposed for the subdivision (see comment below).
9. Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance in both directions along Yarnell Rd. at the entrance to the subdivision.
10. Placing a note on the final plat that all lots will have access only to the internal street system.
11. Establishing a greenway easement along Hickory Creek, if required by the Knox County Greenways Coordinator.
12. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common areas and drainage system.
13. Meeting all conditions of the use on review approval of October 13, 2005 (10-C-05-UR).
14. 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 had received approval of this proposed subdivision (10-SC-05-C / 10-C-05-UR) at the Planning Commission's October 13, 2005 meeting. In preparing the design drawings and documentation for design plan review, Staff from the Tennessee Department of Environment and Conservation had recommended the connection of two cul-de-sac streets into a loop street in order to reduce the impact on one of the blueline streams located on the property. The applicant has submitted this revised concept plan to address the changes from the previous plan.

The revised concept plan includes 87 lots (a reduction of 6 lots) on 37.47 acres at a density of 2.32 du/ac. This property had been rezoned to PR (Planned Residential) at a density of 1-3 du/ac on September 26, 2005.

The access to the site is from Yarnell Rd., a major collector street with a 21' pavement width within a 50'

right-of-way. Due to the number of trips that would be generated by the subdivision, a traffic impact study was required. The study determined that no significant traffic volume related impacts will result from the development and therefore no road improvements are recommended.

Due to the site limitations (stream and slope protection areas) on the southeast end of the property, the applicant has clustered the lots on approximately three quarters of the site. A number of the lots are only 50' to 60' in width. Other constraints on the smaller lots include a power line easement, drainage easements and the peripheral setback. Staff had requested that the applicant provide floor plans for the units being proposed for the subdivision. The smallest unit measures approximately 39' x 60'. With the required setbacks and easements, there are some lots that will not have adequate building sites for the proposed units. The revised concept plan has included some adjustments in the lots to address this issue. Staff is still recommending a condition that prior to or with the submission of the final plat, the applicant shall provide documentation to Planning Commission Staff that each lot has a building area that is adequate for the single-family dwellings proposed for the subdivision. This condition is being recommended in order to avoid creating lots that are too small and will result in requests for setback variances.

Staff has also recommended a condition that a note be added to the final plat regarding the requirements for establishing a building site on Lot 67. Since the only location for a building site would require the crossing of a blueline stream with a designated no-fill zone, the property owner will be required to revise the flood study for the creek (meeting FEMA requirements) and obtaining approval of the revised study from the Knox County Department of Engineering and Public Works. Approvals are also required from the Tennessee Department of Environment and Conservation for crossing the blueline stream.

The Knox County Parks Plan identifies a greenway along Hickory Creek. A condition is recommended for establishing a greenway easement along Hickory Creek, if required by the Knox County Greenways Coordinator.

MPC Action: Approved

MPC Meeting Date: 12/8/2005

Details of MPC action:

Summary of MPC action: APPROVE variances 1 & 2 because the site's topography restricts compliance with Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 14 conditions:

Date of MPC Approval: 12/8/2005

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: