

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Three Point Landing

Surveyor: Robert G. Campbell and Associates

No. of Lots Proposed: 108 No. of Lots Approved: 0

Variations Requested: 1. Intersection grade variance from 1% to 2% at the intersections of Road A and Road B, Road C and Road D and Road A and Road E.
2. Vertical curve variance from 126.9' to 100' at Sta. 25+40 of Road C.
3. Variance of tangent length between broken back curves at Sta. 12+59 of Road D from 150' to 143.21'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE variance 1-3 because of topography and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to:

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of Street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Installation of traffic calming devices per the requirements of the Knox County Engineer.
4. Placing a note on the final plat that all lots will have access from the internal street system only.
5. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
6. Meeting all applicable requirements of the Knox county Dept. of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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 MPC staff.

Comments:

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The applicants are proposing a detached single family subdivision which will contain 108 lots on this 38 acre site. The applicant had a traffic impact study prepared which shows that traffic operations in this area will not be hindered by this development. No road improvements to Old Rutledge Pk. will be necessary to accommodate this development.

MPC Action: Approved

MPC Meeting Date: 3/8/2001

Details of MPC action:

Summary of MPC action: APPROVE variance 1-3 because of topography and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject to 8 conditions.

Date of MPC Approval: 3/8/2001

Date of Denial:

Postponements: 2/8/01

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: