

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Housley Farms
Surveyor: Sullivan
No. of Lots Proposed: 55 No. of Lots Approved: 55
Variances Requested: None
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 the Concept Plan subject to 10 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Widening Carpenter Rd. to a pavement width of 18' from the entrance of the subdivision to W. Emory Rd. Design plans for the road widening shall be submitted to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision with the improvements being made in conjunction with the road improvements for the subdivision.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the blueline stream that crosses the property.
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Carpenter Rd. at the subdivision entrance.
6. Obtain a line of sight easement across the Keen property located on the north side of Lot 55 in order to maintain 300' of sight distance to the north along Carpenter Rd for the driveway serving lot 55 and the Keen property.
7. Place a note on the final plat that all lots except Lot 55 will have access only to the internal street system.
8. Place a note on the final plat that Lot 55 will be required to provide a vehicular turnaround on the lot.
9. Meeting all requirements of the approved use on review development plan.
10. 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 subdivide this 17.4 acre tract into 55 lots at a density of 3.16 du/ac. The Planning Commission recommended approval of a rezoning request (12-G-04-RZ) for this property to PR (Planned Residential) at a density of 1 - 4 du/ac on December 9, 2004. Knox County Commission approved the rezoning request on January 24, 2005.

The Knox County Department of Engineering and Public Works is requiring the applicant to widen Carpenter Rd. to a pavement width of 18' from the entrance of the subdivision to W. Emory Rd. which is a distance of approximately 300'. The design plans for the road widening shall be submitted to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision. The widening improvements will be required in conjunction with the road improvements for the subdivision.

MPC Action: Approved MPC Meeting Date: 2/10/2005

Details of MPC action:
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Widening Carpenter Rd. to a pavement width of 18' from the entrance of the subdivision to W. Emory Rd. Design plans for the road widening shall be submitted to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision with the improvements being made in conjunction with the road improvements for the subdivision.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the blueline stream that crosses the property.
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Carpenter Rd. at the subdivision entrance.
6. Obtain a line of sight easement across the Keen property located on the north side of Lot 55 in order to maintain 300' of sight distance to the north along Carpenter Rd for the driveway serving lot 55 and the Keen property.
7. Place a note on the final plat that all lots except Lot 55 will have access only to the internal street system.
8. Place a note on the final plat that Lot 55 will be required to provide a vehicular turnaround on the lot.
9. Meeting all requirements of the approved use on review development plan.
10. 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.

Summary of MPC action: APPROVE the Concept Plan subject to 10 conditions

Date of MPC Approval: 2/10/2005

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: