

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Gleason Commons
Surveyor: LeMay & Associates
No. of Lots Proposed: 8 **No. of Lots Approved:** 0
Variances Requested:
1. Intersection property line radius from 25' to 0' at proposed entrance.
2. Intersection grade variance from 1% to 2% at Gleason Dr.
3. Intersection spacing variance from 300' to 67' from Abbott Ln.
4. Intersection spacing variance from 300' to 151' from Mountain Pass Ln.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE variance 1-4 because of the size and shape of the site and because the proposed variances will not create a traffic hazard

APPROVE the Concept Plan subject to 7 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Certification on the final plat by the applicant's engineer that there is 400' of sight distance in both directions on Gleason Dr.
3. Obtaining off site drainage easements as required by the Knox County Dept. of Engineering prior to commencing any grading on this site.
4. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
6. A final plat base on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.
7. Meeting all requirements of the approved use on review development plan.

Comments: The applicant is proposing a development that will contain eight single family attached dwellings. This site was zoned PR (Planned Residential) many years ago along with a number of other parcels that front on Gleason Dr. MPC has approved similar development proposals for some of the other parcels in the past. The site will have access to Gleason Dr. Two intersection spacing variances will be required due to the proximity of this site to the existing streets in the area. The traffic generated by this development will have very little impact on the existing traffic conditions. Approval of the variances will be recommended by the staff. Due to some existing vegetation either in the right-of-way or on adjoining property, the staff has requested the applicant's engineer certify 400' of sight distance at the entrance to the project. If the required sight distance cannot be obtained, this plan would have to be reconsidered by MPC.

The eastern boundary of this site adjoins detached single family dwellings in the Suburban Hills Subdivision. The applicant is proposing a "Type A" landscape buffer along that edge of the development.

MPC Action: Approved

MPC Meeting Date: 2/14/2002

Details of MPC action:

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6. A final plat base on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.
7. Meeting all requirements of the approved use on review development plan.

Summary of MPC action: APPROVE variance 1-4 because of the size and shape of the site and because the proposed variances

will not create a traffic hazard

APPROVE the Concept Plan subject to 7 conditions

Date of MPC Approval: 2/14/2002

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: