

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Fountainhead Condominiums
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 4 **No. of Lots Approved:** 0
Variances Requested: 1. Variance to permit a hammerhead cul-de-sac on Roads B and C.
2. Vertical curve from 94.25' to 50' at sta. 24+65 of Road A.
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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

DENY variance 2

APPROVE the Concept Plan subject to 13 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 (Ord. 91-1-102).
3. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Prior to commencing any grading on the site, review and revise the 1995 geotechnical study of this site as directed by the Knox County Dept. of Engineering and Public Works (KCEPW). A new geotechnical study may be required for any areas of the site that propose dwellings or roads within 50' of the top of any hatched contour area if it is determined the 1995 study does not adequately address the concerns of the KCEPW. This study must be reviewed and approved by the KCEPW before any construction may be permitted in the depressed areas.
6. A geotechnical engineer, licensed in Tennessee, must be on site to make recommendations to the Knox County Dept. of Engineering and Public Works regarding the scope of work identified in the 1995 geotechnical study in section 2.0.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.
8. Prior to final plat approval, establishing a drainage easement over the sinkhole areas and establishing any off site drainage easements as may be required by the Knox County Dept. of Engineering and Public Works.
9. Obtaining a street connection permit from the Tenn. Dept. of Transportation.
10. Meeting all requirements of the approved Use-on-Review development plan.
11. 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.
12. Installing 5' wide sidewalks on at least one side of every street in the development.
13. Providing a vertical curve at station 24+65 as required by the Knox County Dept. of Engineering and Public Works.

Comments: The applicants have submitted a concept subdivision plan and a development plan for consideration by MPC. They propose to develop the site in three phases. They are asking for approval of phases 1 and 2 at this time. Approval of phase 3 will be sought at a later date and will require submission of another concept plan and use on review.

The concept plan was submitted because the applicants are proposing public roads within the development. The construction of the roads will divide the site into 4 lots. A single family dwelling is proposed for lot 1. It will have direct access to Tazewell Pk. Lots 2 and 3 will contain up to 51 condominiums. Phase 3 of the development will occur on lot 4. The total site is 19.16 acres and it is zoned PR (Planned Residential) at 1-5 du/ac. At the maximum development density 95 dwellings could be placed on this site. The conceptual plan for phase 3 that was submitted at staff's request shows that it may contain 20 condominiums. That would result in a total of 72 dwellings on this site. That number

of units on this land translates into 3.76 du/ac. The proposed development density for the 13.28 acres that make up phases 1 and 2 is 3.84 du/ac.

Because the site adjoins Shannondale Elementary School, the construction of sidewalks within this project will be required. Due to the close proximity of the development to the school, no bus service will be provided. It has been the practice of the MPC to require sidewalks in a development when it is located within the parent responsibility zone. When phase 3 of the project is submitted for review, staff will investigate the possibility of making a direct connection to the school site if that is desired by the school administration. This is a relatively flat site which would make the sidewalks in this project very attractive to the residents.

The proposed condominiums are a deviation from the single family dwellings that surround the site. Since it will result in a change in housing type, staff will require the installation of a "Type B" landscape screen along the eastern and northern boundaries of the Taylor property and along the eastern boundary of the site behind units 1-14. This will require the planting of evergreen trees 10' on center. These trees are required to be a minimum of 8' tall at the time they are planted. At maturity these trees are expected to grow to a height of 20' or greater.

Development of this site is impacted by the presence of sinkholes. Before road construction begins, a geotechnical investigation must be prepared for this site. A similar investigation was done in 1995 for another project. Due to changes in the proposed road design and dwelling unit layout from the previous proposal, a new investigation will have to be conducted. The Knox County Dept. of Engineering and Public Works will have to review and approve the study before development of this site can commence.

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 condominium development is consistent in use and density with the recent zoning and the other residential development in the area.
3. Access to this project will be limited to Tazewell Pk. via the internal road system of the project except lot 1 which will have direct access to Tazewell Pk.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed attached condominium development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The development will be consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
3. The recommended density of this site is 1-5 dwellings per acre. The proposed 3.84 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 5 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action:

Approved

MPC Meeting Date: 2/13/2003

Details of MPC action:

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4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Prior to commencing any grading on the site, review and revise the 1995 geotechnical study of this site as directed by the Knox County Dept. of Engineering and Public Works (KCEPW). A new geotechnical study may be required for any areas of the site that propose dwellings or roads within 50' of the top of any hatched contour area if it is determined the 1995 study does not adequately address the concerns of the KCEPW. This study must be reviewed and approved by the KCEPW before any

construction may be permitted in the depressed areas.

6. A geotechnical engineer, licensed in Tennessee, must be on site to make recommendations to the Knox County Dept. of Engineering and Public Works regarding the scope of work identified in the 1995 geotechnical study in section 2.0.

7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.

8. Prior to final plat approval, establishing a drainage easement over the sinkhole areas and establishing any off site drainage easements as may be required by the Knox County Dept. of Engineering and Public Works.

9. Obtaining a street connection permit from the Tenn. Dept. of Transportation.

10. Meeting all requirements of the approved Use-on-Review development plan.

11. 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.

12. Installing 5' wide sidewalks on at least one side of every street in the development.

13. Providing a vertical curve at station 24+65 as required by the Knox County Dept. of Engineering and Public Works.

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

DENY variance 2

APPROVE the Concept Plan subject to 13 conditions

Date of MPC Approval: 2/13/2003

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: