

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Graveston Estates
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 42 **No. of Lots Approved:** 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE the concept plan subject to 9 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Placing a note on the final plat that no buildings will be located within 50' of the hatched contour area (sinkhole).
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (ord. 91-1-102).
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all necessary permits from the Tenn. Dept. of Environment and Conservation.
6. A final plat based 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.
8. Recording the deeds for lots 26 and 27 in both Knox and Union Counties.
9. Combining the remnant portion of Lot 8 in Graveston Estates with an adjoining lot.

Comments: The applicant is proposing to divide a 105 acre site into 42 lots. None of the lots are less than one acre in size. Approximately 20 acres of the site is located in Union County. The Union County portion of the property is included in two of the proposed lots. Staff will require the deeds for those two lots be recorded in both Union and Knox Counties.

Access to the site is through a vacant lot in Graveston Estates Subdivision. The lot is located on a cul de sac approximately 800' north of Tazewell Pk. The preferred access to this property would be from Tazewell Pk. The property has very limited frontage on Tazewell Pk. No safe location for access to the site can be provided along this limited frontage. The applicant has obtained the Lot in Graveston Estates as the only viable access point to this property. The realtor has asked all adjoining property owners if they would be willing to sell the land needed to gain a safe access to Tazewell Pk. No one has agreed to sell any of the adjoining property.

Since this project will be accessed through an existing subdivision, staff is requiring the restrictive covenants for Graveston Estates be adopted as the minimum development standards for construction in this new portion of the subdivision.

MPC Action: Denied **MPC Meeting Date:** 2/14/2002

Details of MPC action: DENY

Summary of MPC action: DENIED

Date of MPC Approval: **Date of Denial:** 2/14/2002 **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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: