

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Graybeal Crossing Subdivision
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 19 **No. of Lots Approved:** 0
Variations Requested:
1. Variance of intersection spacing between Road A and Hill Rd. from 300' to 109'.
2. Variance of intersection spacing between Road A and Salem Church Rd. from 300' to 95'.
3. Variance of tangent length between reverse curves from 50' to 16' at sta. 23+25 of Road B.
4. Vertical curve from 300' to 100' at sta. 10+50 of Road A.
5. Vertical curve from 180' to 100' at sta. 20+50 of Road B.
6. Broken back curve tangent from 150 to 60' between curves 3 and 4.
7. Horizontal curve variance from 250' to 150' at curves 3, 4 & 5.
8. Grade at intersection from 1% to 0% on Road B at 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 variances 1-7 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

DENY variance 8

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. 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. Providing a 1% grade at the intersection of Road B with Road A.
6. Changing the proposed road cross section to call-out the use of "D mix" asphalt on Roads A & B
7. Place a note on the final plat that vehicular access to all lots is limited to the internal street system.
8. Meeting all requirements of the approved Use-on-Review development plan.
9. 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.
10. Approval of the rezoning of this site to PR (Planned Residential) at an appropriate density by the Knox County Commission.

Comments: The applicants propose to divide this 6.7 acre site into 19 lots. The rezoning of this property to PR (Planned Residential) is to be heard by the Knox County Commission at its February 24, 2003 meeting. Due to the configuration of the intersections of Hill Rd., Fort Sumter Rd. and Salem Church Rd., the applicant has had to request two variances for intersection spacing. These variances can be justified because of the topography of the site dictates where the access must be located. The applicant is proposing to stub a road out in this project that will eventually connect with McCloud Rd.

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 detached single-family subdivision is consistent in use and density with the recent zoning and subdivision development in the area.
3. Access to this project will be limited to Fort Sumter Rd. via the internal road system of the project.

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

1. The proposed detached single-family subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision 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 1-4 dwellings per acre. The proposed 2.84 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County 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 4 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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Summary of MPC action: APPROVE variances 1-7 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

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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:**