

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Woods at Shannondale
Surveyor: Hodge Engineering
No. of Lots Proposed: 20 **No. of Lots Approved:** 0
Variances Requested: 1. Intersection spacing variance from 300' to 150' between Fulton Dr. and Evanwood Ln.
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.

APPROVE the concept plan subject to 8 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville and Knox County Zoning Ordinances.
2. Meeting all requirements of the Knoxville Engineering Dept. and the Knox County Dept. of Engineering and Public Works.
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Provision of a sidewalk on one side of each street that will be a minimum of 4' wide with a 2' wide planting strip between the back of the curb and the sidewalk. All sidewalk construction must comply with the Americans With Disabilities Act.
5. Identify the detention pond on the final plat as a drainage easement.
6. Correction of the vertical curve at sta. 0+19 to read 68.25'.
7. Correction of the proposed road cross section to reflect a pavement width of 26'.
8. 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.

Comments: The applicant is proposing to divide this 7.48 acre site into 20 lots. The site is divided by the City/County boundary. Both the City and County Engineering Departments will have to review and approve this development. The largest portion of the development is located in the County outside the City of Knoxville. The detention pond and all or a portion of four lots are located in the City.

The entrance to this project is being provided at a location that will necessitate the approval of a variance to the intersection separation requirements. Due to the existing vertical alignment of Shannondale Rd., the required sight distance at the entrance can only be attained at the location proposed on the revised plan.

The provision of sidewalks within the subdivision will be a condition of approval of this concept plan. Since the site is located within one-half mile of Shannondale Elementary School, it will be within the "Parent Responsibility Zone (PRZ)". Bus service to the school will not be provided to locations within the PRZ.

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 single family subdivision is consistent in use and intensity with the recent zoning and subdivision development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE & KNOX COUNTY ZONING ORDINANCES

1. The proposed residential subdivision meets the standards for development within the RB (General

Residential) and R-1 (Single family Residential) zones and all other requirements of the Zoning Ordinances.

2. The proposed subdivision is 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 area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw nonresidential traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector proposes low density residential development to occur on this site. Development of this site as proposed conforms to the Sector plan.

MPC Action: Approved **MPC Meeting Date:** 2/12/2004

Details of MPC action:

Summary of MPC action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations.
APPROVE the concept plan subject to 8 conditions

Date of MPC Approval: 2/12/2004 **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:**