

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Jenkins Builders on Dry Gap Pk.
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 36 **No. of Lots Approved:** 0
Variances Requested: 1. Maximum road grade from 12% to 15% from sta 10+00 to sta 14+52
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 and shape restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County, Ord. 91-1-102.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Place a note on the final plat that all lots will have access only to the internal street system.
5. Certification on the final plat by the applicant's engineer that the required sight distance is provided at the site entrance when looking in both directions on Dry Gap Pk.
6. Final approval of the rezoning of this site by the Knox County Commission at an appropriate density to support this development.
7. 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.
8. Meeting all requirements of the approved use on review development plan.

Comments:

This applicant is proposing to divide this 20.64 acre site into 36 lots. The property was recommended for rezoning by MPC at the January 13, 2005 meeting for PR (Planned Residential) at 1-3 du/ac. The Knox County Commission will have to approve this rezoning request in order for this project to move forward as planned.

Access to this site will be via Dry Gap Pike. This road is scheduled for major improvements in the near future. The proposed access road to this subdivision has been designed with the future road improvement in mind.

Portions of this site exceed 20% slope. The steepest portion of the property is in the southern, or rear, portion of the site. The streets are being designed in a manner that reduces the grades as much as possible. Due to the topography of the site, staff has required the applicant to increase the minimum side yard setback to better accommodate the grading and proposed house locations on each lot.

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 water and sewer utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the pending rezoning of the property.

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 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 proposed development 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 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the North County Sector Plan proposal of low density residential uses. The PR zoning recommended for approved for this site will allow a density up to 3.0 du/ac. At a proposed density of 1.75 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved **MPC Meeting Date:** 2/10/2005

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

APPROVE the Concept Plan subject to 8 conditions

Date of MPC Approval: 2/10/2005 **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:**