

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Kimberlin Heights @ Nichols Rd.
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 9 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance from 255' to 160' at sta 1+25 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.

Staff Recomm. (Full): APPROVE the Concept Plan subject to 7 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of a street name and subdivision name which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Place a note on the final plat that all lots will have access from the internal street system only
4. Provide a sidewalk on one side of Street A for it's full length. The sidewalk is to be a minimum of 4' wide and constructed to meet the requirements of the Americans With Disabilities Act
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
6. Meeting all requirements of the approved use on review development plan
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.

Comments: The applicant is proposing to subdivide this 3.22 acre tract into 9 lots with one dwelling per lot at a proposed development density of 2.80 du/ac. The site was zoned PR (Planned Residential) at 3 du/ac in 2006. Construction of a sidewalk in this project will be required because the site is within the "parental responsibility zone" for New Hopewell Elementary School. Due to the close proximity of the school, the parents are responsible for transporting the children to class.

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 utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 2.80 du/ac, is consistent in use and density (up to 3 du/ac) with the approved and recommended zoning.
3. Any school age children living in this development are presently zoned to attend New hopewell Elementary, South-Doyle Middle and High Schools.

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

1. The proposed detached residential subdivision meets the standards for development within the 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 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. With direct access to a collector street, the proposed subdivision will not draw additional traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan designates this property for low density residential uses and stream protection area. The PR zoning for the site would allow a density up to 3 du/ac. At a proposed density of 2.80 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.

2. The site is located within the Rural Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 2/8/2007

Details of MPC action:

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3. Place a note on the final plat that all lots will have access from the internal street system only
4. Provide a sidewalk on one side of Street A for it's full length. The sidewalk is to be a minimum of 4' wide and constructed to meet the requirements of the Americans With Disabilities Act
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
6. Meeting all requirements of the approved use on review development plan
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.

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.

APPROVE the Concept Plan subject to 7 conditions:

Date of MPC Approval: 2/8/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: