

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Creek Stone Subdivision
Surveyor: W.J. Moore & Assoc.
No. of Lots Proposed: 44 **No. of Lots Approved:** 0
Variances Requested:
1. Horizontal curve variance from 250' to 100' at sta 6+50 of Road B
2. Vertical curve variance from 165' to 100' at sta 0+50 of Road C
3. Vertical curve variance from 500' to 400' at sta9+19 of Road B
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 1-3 because the existing site topography 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. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. As directed by the Knox County Dept. of Engineering and Public Works, as part of the design plan, conduct a soils survey of the site to determine if all lots will be suitable for construction..
3. Connection to sanitary sewer and meeting any other applicable requirements of the Knox County Health Dept.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
5. Place a note on the final plat that access to all lots will only be the internal road system.
6. Place a note on the concept plan that the grades at each intersection that are less than 3% have been reviewed and approved by the Knox County Dept. of engineering and Public Works.
7. Final approval of the rezoning of this site to RA (Low Density Residential) by the Knox County Commission.
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 a detached single family subdivision that will contain 44 lots on this 16.45 acre site. The applicant has applied for rezoning of the site to RA (Low Density Residential). Action regarding this subdivision will be conditioned on the approval of the rezoning.

The Knox County Dept. of Engineering and Public Works has told staff that the soils maps for this area show that portions of this site have soils that stay very damp. On site investigation of the soil conditions will need to be conducted as part of the design plan review process.

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 sewer and water service is in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the development in the area.

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 the proposed RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the East County Sector Plan which propose low density residential uses.
2. The site is located within the Planned Growth Area on the Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 2/10/2005

Details of MPC action:

Summary of MPC action: APPROVE variances 1-3 because the existing site topography 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: