



## **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Campbells Point, Phase 3  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 48      **No. of Lots Approved:** 0  
**Variences Requested:** 1. Vertical curve variance from 143.3' to 80.26' at sta 49+00 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 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 6 conditions

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all requirements of the previously approved use on review (4-H-96-UR)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
5. Provision of street names that are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102)
6. 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:** This is a resubmission of the concept plan for this subdivision. The original concept plan was approved by MPC in 1996 and reapproved in 1999. From the time of passage, a concept plan remains valid for a period of five years. It has been longer than five years since the last concept plan for this development was approved. Therefore, the applicant is asking for approval of the same basic plan for Campbells Point subdivision for the third time. The lot layout and road designs are practically identical to those shown on the previously approved concept plan. Since the plan shows the same number of lots and proposes to adopt the development standards of the previously approved development plan (4-H-96-UR), approval of a new use on review will not be required.

**MPC Action:** Approved      **MPC Meeting Date:** 2/8/2007

**Details of MPC action:**

**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 6 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:**