

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Washington Meadows, Unit 2

Surveyor: Waddell Surveying and Design

No. of Lots Proposed: 5 No. of Lots Approved: 5

Variances Requested: 1. Intersection spacing variance on Washington Pike, between the Joint Permanent Easement and Bud McMillan Rd., from 400' to 258'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variance 1 because the property location restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

APPROVE the concept plan subject to 7 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Adding a note on the final plat that development on Lot 4 will require a connection to a sanitary sewer line. This notation shall be listed in the plat notes and within the boundaries of Lot 4 on the drawing.
3. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (ORD. 91-1-102).
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Certification on the final plat by the applicant's surveyor that the Joint Permanent Easement meets the sight distance requirements in both directions along Washington Pike.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. The certification of approval of the design plan for this subdivision must be submitted to MPC Staff by the corrections deadline for the meeting at which the final plat will be considered.

Comments: The applicant is proposing to subdivide a 7 acre parcel into 5 lots at a density of 0.71 du/ac. Since the property is zoned A (Agricultural), all lots are over one acre in size. This proposed subdivision is being reviewed as a concept plan because the property that is proposed for subdivision is one of 4 lots that were subdivided in December, 2004, bringing the total number of lots for the subdivision to 8.

The five proposed lots will be served by a Joint Permanent Easement (JPE) with a 20' wide gravel driving surface. Lots 1 and 2 of Unit 1 of the subdivision have access to Washington Pike and will not be served by the JPE. The proposed detention basin/drainage easement for the subdivision, that will be located on Lot 2, will have to be revised so as not to interfere with the access for Lot 2 to Washington Pike.

A letter from the Knox County Health Department has identified the soils on this property as marginal to poor for use with subsurface sewage disposal systems. The Health Department has requested that a note be added on the final plat that development on Lot 4 will require a connection to a sanitary sewer line. This notation shall be listed in the plat notes and within the boundaries of Lot 4 on the drawing. A more detailed analysis of the use of subsurface sewage disposal systems for the proposed lots will be required prior to final plat approval. Final approval by the Knox County Health Department of the final plat will be required by the corrections deadline of the MPC meeting at which the final plat will be considered.

The applicant's surveyor will have to certify on the final plat that the Joint Permanent Easement meets the sight distance requirements in both directions along Washington Pike. This will require cutting back the bank along the front of Lot 2.

MPC Action: Approved

MPC Meeting Date: 2/10/2005

Details of MPC action:

Summary of MPC action: APPROVE variance 1 because the property location 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: 2/10/2005

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: