

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Oakhurst Resubdivision
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 58 **No. of Lots Approved:** 0
Variations Requested: 1. Variance of pavement width for a JPE from 22' to 21' on Denham, Galesburg & Flannery Ways
2. Variance of corner pavement and property line radii from 25' to 15' on Denham, Galesburg & Flannery Ways
3. Variance to permit turn-arounds as shown Denham, Galesburg & Flannery Ways
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 site's topography restricts compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.
APPROVE the concept plan subject to 12 conditions
Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Reconstructing the turn-arounds at the end of Talbott Wy., Deer Springs Wy. and at sta. 59+00 of Deer Springs Wy. per AASHTO standards
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Grading back the banks along W. Beaver Creek Dr. to obtain the required sight distance
5. Providing the 35' peripheral setback as required along W. Beaver Creek Dr. or obtaining a variance to that requirement from the Knox County Board of Zoning Appeals
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the drainage system and any commonly held assets.
8. Placing a note on the final plat that all lots will have access from the internal road system only.
9. Meeting all requirements of the approved use on review development plan.
10. 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.
12. Approval of the rezoning of this site to PR (Planned Residential) at a density of 2.67 du/ac or greater

Comments: In November, 2005 this applicant received concept plan an use on review approval for this 47.32 acre tract to be divided into 55 lots for detached dwellings on individual lots and 71 attached condominium units . The development density of the approved plan was 2.67 du/ac. The property is zoned PR (Planned Residential) at a density of 3.5 du/ac. The applicant is now requesting that 57 of the previously approved condominiums be placed on individual lots as a zero lot line subdivision. Additionally, the applicant has requested one additional unit be permitted which will bring the total number dwellings being considered up to 72. Fifteen of the 72 units will still be attached residential condominiums.

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 and attached residential subdivision is consistent in use and density with the zoning of the property.

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

1. The proposed 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. 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 which proposes low residential uses.

Upon 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 connection to public utilities must satisfy technical engineering requirements before any development can proceed.

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

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
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Summary of MPC action: APPROVE variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.

APPROVE the concept plan subject to 12 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: