

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Villas At Lake Loudon
Surveyor: Sullivan
No. of Lots Proposed: 31 **No. of Lots Approved:** 0
Variances Requested: 1. Intersection spacing variance from 400' to 25' at S. Northshore Dr.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: dk
Staff Recomm. (Abbr.): APPROVE variance 1 because the applicant does not control property which will permit conformance with the requirements and the proposed variance will not create a traffic hazard. APPROVE the Concept Plan subject to 8 conditions.
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Dept.
2. Provision of Street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation, Tenn. Valley Authority and the Army Corp of Engineers.
4. Connection of the existing joint permanent easement located approximately 50' west of this site with Road A of this development and elimination of the existing intersection between the joint permanent easement and S. Northshore Dr. Add the pavement stub-out to their property line for possible connection to the adjoining JPE as shown in the revised plan submitted by applicant to MPC at the 3/8/01 MPC meeting.
5. Elimination of one lot from the development due to the size of the parcel and the zoning of the site.
6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
7. Meeting all applicable requirements of the approved use on review.

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8. A final plat 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 a 31 lot subdivision on this 11.24 acre site. The property is located on the southeast side of S. Northshore Dr., across from the entrance to Montgomery Cove Subdivision. One dwelling is located on the property and it will be incorporated into the development. The site has a limited amount of frontage on Ft. Loudon Lake. Rather than divide the lake frontage into lots, the applicant is proposing it to be held as common area for use by all of the residents of the subdivision. In order to facilitate the use of this common area, the staff will require that sidewalks be constructed on one side of each street in the development. This will permit easy pedestrian access to the common area.

The developer proposes 31 lots within the development. The total site area is 11.24 acres. However, 1.04 acres of the site is within the Floodway. The applicant will not be able to use any portion of the Floodway for calculating the permitted density. Subtracting the area within the Floodway from the total site acreage leaves a developable area of 10.2 acres. This will permit a maximum of 30 dwellings within this project. The applicant will have to reduce the number of lots proposed by one lot.

The primary area that is left to be resolved is the entrance to the development. The frontage of the site is across from the entrance to Montgomery Cove Subdivision. However, the entrance to this

development cannot be directly aligned with the entrance to Montgomery Cove. To complicate matters, a joint easement serving 5 dwellings is located approximately 50' to the west of the proposed entrance. The easement intersects with S. Northshore Drive at an odd angle almost at the property line of the proposed subdivision. The staff will recommend the joint easement be realigned to intersect with Road A in this development. This will eliminate the odd angle intersection and improve the sight distance for those currently living on the joint easement. The developer is still trying to work this out with the adjoining property owners.

MPC Action: Approved

MPC Meeting Date: 3/8/2001

Details of MPC action:

1. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Dept.
2. Provision of Street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation, Tenn. Valley Authority and the Army Corp of Engineers.
4. Connection of the existing joint permanent easement located approximately 50' west of this site with Road A of this development and elimination of the existing intersection between the joint permanent easement and S. Northshore Dr. Add the pavement stub-out to their property line for possible connection to the adjoining JPE as shown in the revised plan submitted by applicant to MPC at the 3/8/01 MPC meeting.
5. Elimination of one lot from the development due to the size of the parcel and the zoning of the site.
6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
7. Meeting all applicable requirements of the approved use on review.

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8. A final plat 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 and APPROVE the Concept Plan subject to 8 conditions.

Date of MPC Approval: 3/8/2001

Date of Denial:

Postponements: 2/8/01

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: