

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Montclair Subdivision
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 15 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance from 102' to 85' at sta 14+75 of Montclair Ln.
2. Property line radius from 25' to 0' at the intersection of Griffith Rd. and Montclair Ln.
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 & 2 because the site's topography and shape restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

Staff Recomm. (Full): APPROVE the Concept Plan subject to 8 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County, Ord. 91-1-102.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Place a note on the final plat that all lots will have access only to the internal street system.
5. Certification on the final plat by the applicant's engineer that the required sight distance is provided at the site entrance when looking in both directions on Griffith Rd.
6. Meeting of excess storm water detention capacity on this site per the requirements of the Knox County Dept. of Engineering and Public Works.
7. 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.
8. Meeting all requirements of the approved use on review development plan.

Comments: This applicant is proposing a subdivision of 15 lots on this 4.03 acre site. The access to the site will be via Griffith Rd., a local street with a pavement width of 26' within a 50' wide right-of-way.

Due to downstream drainage problems, the Knox County Dept. of Engineering and Public Works will require this applicant to provide additional capacity in the proposed detention basin. This will result in the detention of higher order storms which will help to address the existing downstream drainage problem.

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 single-family subdivision is consistent in use and density with the pending rezoning of the property.

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 a PR 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 proposed amendment to the North County Sector Plan which proposes low density residential uses. The PR zoning approved for this site will allow a density up to 5.0 du/ac. At a proposed density of 2.18 du/ac, the proposed subdivision is consistent with the Sector Plan and approved zoning density.

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: 3/10/2005

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County, Ord. 91-1-102.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Place a note on the final plat that all lots will have access only to the internal street system.
5. Certification on the final plat by the applicant's engineer that the required sight distance is provided at the site entrance when looking in both directions on Griffith Rd.
6. Provision of excess storm water detention capacity on this site per the requirements of the Knox County Dept. of Engineering and Public Works.
7. 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.
8. Meeting all requirements of the approved use on review development plan.

Summary of MPC action: APPROVE variances 1 & 2 because the site's topography and shape 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: 3/10/2005

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: