

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: S & E Properties on Lovell Road
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 48 **No. of Lots Approved:** 0
Variances Requested: 1. Horizontal curve radius on Road A at sta. 1+50 from 250' to 150'.
2. Horizontal curve radius on Road A at sta. 15+50 from 250' to 100'.
3. Intersection spacing on Lovell Rd. from 400' to 195'.
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 proposed 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 Dept.
2. Provision of a subdivision name and street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Certification on the final plat by the applicant's engineer that there is 400' of sight distance in both directions on Lovell Rd. from Road A in the development.
4. Prior to commencing any grading on this site obtain all required permits from the U.S. Army Corp of Engineers and the Tenn. Dept. of Environment and Conservation.
5. Obtaining a street connection permit from the Tenn. Dept. of Transportation.
6. Note the Minimum Floor Elevations (MFE) on all lots within the floodway fringe on the final plat.
7. Installation of traffic calming devices as required by the Knox County Dept. of Engineering and Public Works.
8. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Dept. of Engineering and Public Works.
9. On the final plat, provide a sight distance easement across lot 26 per the requirements of the Knox County Dept. of Engineering and Public Works.
10. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
11. Meeting all requirements of the approved use on review development plan.
12. A final plat based on this concept plan will not accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: The applicants are proposing to divide this 16.18 acre site into 48 lots for detached single family dwelling. 1.28 acres of the property are located in the Floodway and can not be developed or used in calculating the permitted density. With the Floodway portion of the site subtracted from the total acreage, the proposed development density is 3.23 dwellings per acre. The site was rezoned recently to permit up to five dwellings per acre.

This matter has been postponed since the March, 2002 MPC meeting. During that time the applicants prepared drainage studies and a wetlands determination study. The U.S. Army Corp of Engineers has agreed with the applicants that approximately .25 to .33 of an acre will be designated as wetlands. The applicants will be required to mitigate the disturbance of the wetlands by replacing four times that area. The applicants' engineer is currently working with the Tennessee Dept. of Environment and Conservation on the final mitigation plan.

MPC Action: Approved **MPC Meeting Date:** 6/13/2002

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of a subdivision name and street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Certification on the final plat by the applicant's engineer that there is 400' of sight distance in both

- directions on Lovell Rd. from Road A in the development.
4. Prior to commencing any grading on this site obtain all required permits from the U.S. Army Corp of Engineers and the Tenn. Dept. of Environment and Conservation.
 5. Obtaining a street connection permit from the Tenn. Dept. of Transportation.
 6. Note the Minimum Floor Elevations (MFE) on all lots within the floodway fringe on the final plat.
 7. Installation of traffic calming devices as required by the Knox County Dept. of Engineering and Public Works.
 8. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Dept. of Engineering and Public Works.
 9. On the final plat, provide a sight distance easement across lot 26 per the requirements of the Knox County Dept. of Engineering and Public Works.
 10. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
 11. Meeting all requirements of the approved use on review development plan.
 12. A final plat based on this concept plan will not accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Summary of MPC action: APPROVE variances 1 - 3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
 APPROVE the concept plan subject to 12 conditions

Date of MPC Approval: 6/13/2002 **Date of Denial:** **Postponements:** 3/14/02-5/9/02

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: