

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Latherwood

Surveyor: Garrett

No. of Lots Proposed: 31 **No. of Lots Approved:** 0

Variances Requested:

1. Vertical curve variance from 375' to 100' at sta. 0+50 of Latherwood Way.
2. Vertical curve variance from 325' to 150' at sta. 2+00 of Latherwood Way.
3. Vertical curve variance from 131.4' to 100' at sta. 0+50 of Mule Tooth Way.
4. Vertical curve variance from 219' to 50' at sta. 2+24 of Mule Tooth Way.
5. Vertical curve variance from 194' to 100' at sta. 0+50 of Gristle Jaw Way.
6. Vertical curve variance from 324' to 38' at sta. 1+44 of Gristle Jaw Way.
7. Road grade variance from 12% to 14% between sta. 0+50 and 2+08 on Latherwood Way.
8. Road grade variance from 12% to 13.97% between sta. 0+50 and 1+25 of Gristle Jaw Way.

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- 8 because the site's topography restricts compliance with the Subdivision Regulations.

APPROVE the concept plan subject to 7 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all requirements of the approved Use-on-Review development plan.
4. 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.
5. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in each direction on Strawberry Plains Pk.
6. Provision of AASHTO approved turn arounds at the end of all joint permanent easements.
7. Provision of sidewalk along the Strawberry Plains Pk. frontage of this project. The sidewalk will have to meet the construction requirements of The Americans With Disabilities Act.

Comments: The applicant is proposing to develop a 31 unit attached single family subdivision. The site is located on the south side of Strawberry Plains Pk., east of Asheville Highway. This same developer is completing a similar project next to this site. The Carter High School football field is to the south of this site. Since the development is located within the parent responsibility zone of all of the Carter schools, a sidewalk along Strawberry Plains Pk. Will be required. This developer has already constructed the sidewalk along the frontage of the project he currently has under construction.

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 all utilities are in place to serve this site.
2. The proposed attached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

1. The proposed attached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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.

3. The recommended density of this site is 1- 7 dwellings per acre. The proposed 5.80 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan identifies this property for medium density residential use with a maximum density of 12 du/ac. The PR zoning approved for this site allows a density up to 7 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action:

Approved

MPC Meeting Date: 3/11/2004

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 2.. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all requirements of the approved Use-on-Review development plan.
4. 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.
5. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in each direction on Strawberry Plains Pk.
6. Provision of AASHTO approved turn arounds at the end of all joint permanent easements.
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Summary of MPC action:

APPROVE variances 1- 8 because the site's topography restricts compliance with the Subdivision Regulations.
APPROVE the concept plan subject to 7 conditions

Date of MPC Approval:

3/11/2004

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: