

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Woodson Trail (Revised)
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 9 **No. of Lots Approved:** 0
Variances Requested: 1. Grade at intersection from 1% to 3% at sta. 0+30 of Road A.
2. Grade at intersection from 1% to 3% at sta. 1+00 of Road B.
3. Horizontal curve variance from 250 to 150' at sta. 5+50 of Road B.
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 variance 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

APPROVE the Concept Plan subject to 9 conditions
Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Engineering Dept..
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Place a note on the final plat that vehicular access is to be from the internal street system only.
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
7. Prior to issuance of any occupancy permits for any dwellings in Woodson Trail Subdivision, KUB must certify that adequate capacity exists in the sanitary sewer system to accommodate this development without contributing to the existing localized sewage overflow problem.
8. Meeting all requirements of the approved Use-on-Review development plan (12-D-02-UR).
9. 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.

Comments: The site contains a total of 29.65 acres. The first phase of this project as approved by MPC at the December 12, 2002 meeting will result in the development of 50 dwellings on 15.46 acres of the site at a density of 3.24 du/ac. The current plan proposes to revise a portion of the previously approved plan due to the discovery of springs on the site that have required a change in the road design. The revised plan affects 9 of the previously approved lots.

At the time this matter was considered in December, it was brought to staff's attention that the existing KUB sewer pumping station was undersized resulting in sewage overflows in the area. This was brought to KUB's attention at that time. They responded to staff inquiry regarding the sewer situation with a letter addressed to applicant's engineer dated December 10, 2002. In that letter KUB stated that they would upgrade the facilities in the area as they do to accommodate growth in the system. The concept subdivision was approved by MPC at the December 12, 2002 meeting.

Since the December meeting Mr. Greig Massey, a local resident has been corresponding with various local and state officials regarding the inadequacy of sewer system in the Woodson Dr. area. In response to Mr. Massey's letters KUB states that they have begun the necessary engineering that will lead to improvements to their system. In a letter dated February 7, 2003 from KUB to Mr. Massey, they state that their work is indicating that upgrading the pumping station will alleviate the overflow problems in the area. They go on to say these improvements to the pumping station are expected to begin this Spring and be completed this year. Due to the existing sewage overflow problem in the area, staff believes that occupancy permits within this should be withheld until KUB can certify their system is capable of handling the additional flow without having any negative impact on the surrounding area.

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 and detached single-family subdivision is consistent in use and density of the adjoining subdivisions.
3. Access to this project will be limited to Woodson Dr. via the internal road system of the project. Two stub streets from Spring Creek Rd. will not be utilized for access to this project because of the narrow width of that road.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed attached and detached single-family subdivision meets the standards for development within a RP-1 (Planned Residential) Zoning District and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The South County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The RP-1 zoning approved for this site allows a density up to 5 du/ac. At a proposed density of 3.24 du/ac, the proposed subdivision is consistent with the Sector Plan and the other development found in the area.

MPC Action: Approved **MPC Meeting Date:** 3/13/2003

Details of MPC action:

Summary of MPC action: APPROVE variance 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard
 APPROVE the Concept Plan subject to 9 conditions

Date of MPC Approval: 3/13/2003 **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:**