

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Osprey Point Subdivision
Surveyor: Fulgum MacIndoe & Assoc.
No. of Lots Proposed: 14 **No. of Lots Approved:** 0
Variances Requested:
1. Vertical curve variance from 425' to 300' at sta. 3+42 of Road A.
2. Intersection grade variance from 1% to 2% on Road B at Road A.
3. Intersection grade variance from 1% to 2% at Road A and Osprey Point Ln.
4. 15' pavement width on Road A cull de sac.
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 and rock outcroppings restrict compliance with the Subdivision Regulations. DENY variance 4.
APPROVE the concept plan subject to 6 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. Provision of AASHTO approved turn around at the end of both joint permanent easements.
6. Noting the minimum floor elevation, as determined by the Knox County Dept. of Engineering and Public Works, for lot 13 on the final plat.
Comments: This concept plan proposes fourteen lots. Thirteen of the lots are located on the south side of Osprey Point Ln. This portion of the site is zoned PR (Planned Residential) and will be developed with single family dwellings. The other lot in the development is located on the north side of Osprey Point Ln. On February 17, 2004 the Knoxville City Council approved, on second reading, the rezoning of this lot to O-3 (Office Park).

The applicant requested a variance to the requirements for the turn-around at the end of Road A. Since this is a joint permanent easement (JPE), staff does not require the construction of a cul de sac at the end of the JPE. However, the Subdivision Regulations do require that a JPE be ended with an AASHTO approved turn-around. The turn-around proposed does not meet the requirements due to the proposed 15' pavement width and tight turning radius.

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 detached 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 detached 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- 2 dwellings per acre. The proposed 1.75 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 2 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:

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Summary of MPC action: APPROVE variances 1- 3 because the site's topography and rock outcroppings restrict compliance with the Subdivision Regulations. DENY variance 4.
APPROVE the concept plan subject to 6 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:**