

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Woods at Hardin Valley

Surveyor: The Campbell Co.

No. of Lots Proposed: 60 **No. of Lots Approved:** 0

Variences Requested:

1. Horizontal curve variance from 250' to 225' at sta. 5+00 of Road A.
2. Intersection grade variances from 1% to 3% at Road A and Thompson Rd., Road B at Road A and Road C at Road A.
3. Vertical curve variance from 250' to 200' at sta. 1+15 of Road A.
4. Road grade variance from 12% to 13% between sta. 1+15 and sta. 4+25 of Road A.

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- 4 because the site's topography restricts compliance with the Subdivision Regulations.
APPROVE the concept plan subject to 12 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. Prior to commencing site grading for the subdivision, the applicant will widen Thompson Rd. from the southern boundary of parcel 141(the site) northward to Hardin Valley Rd. to minimum paved width of 20'.
4. Place a note on the final plat that all lots except 59 and 60 will have access via the internal street system only.
5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102).
- 6.. Meeting all requirements of the approved Use-on-Review development plan.
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. Final approval of the rezoning of this site to Planned Residential at 1-3 du/ac (east side) and Planned Residential at 1-1.5 du/ac (west side).
9. Prior to design plan approval, review and approval of the grading plan for this site by the gas pipeline owners before any grading or other land disturbance begins on this site.
10. Place a note on the final plat that no building is to occur within 50' of the depressed area located on lot 33 unless a geotechnical study certifying the stability of the building sites is prepared by the applicant's engineer and approved by the Knox County Dept. of Engineering and Public Works.
11. Dedication of right-of-way on both sides of Thompson Rd. through this site to 30' either side of the existing center line.
12. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions at the entrance to the development and each proposed driveway location on Thompson Rd.

Comments: This 30.3 acre site is divided by Thompson Rd. Approximately 2.7 acres of the site is located on the west side of Thompson Rd. The remaining 26.7 acres of the site is located on the east side of the road. The development is proposed to contain a total of 60 lots. The development density proposed for the entire development is 1.98 du/ac. Due to the existing creek on the west side of Thompson Rd., only two lots are proposed for that side of the road. The rezoning of this site to PR (Planned Residential) was recommended for approval by MPC at its February 12, 2004 meeting. At that time MPC recommended PR (Planned Residential) at 1-3 du/ac for the portion of the site on the east side of Thompson Rd. and PR (Planned Residential at 1-1.5 du/ac for that portion on the west side of the road. The rezoning of this site will be considered by the Knox County Commission at its March 22, 2004 meeting. The plan as submitted conforms to the density limits recommended by MPC.

As part of the MPC zoning recommendation, it was noted that Thompson Rd. is only 14' to 16' wide. Staff stated in the report that widening of Thompson Rd. would be a necessity before this development and its associated traffic is put onto this narrow substandard street. MPC's practice has been to require that a road as narrow as this one be improved to provide a minimum pavement width of 20'. In this case the road will need to be widened from the southern boundary of the site to Harding Valley Rd.

(approximately 2,400 feet). The financial responsibility of making this improvement falls to the developers of this subdivision unless Knox County chooses to participate in the project. The first thing the developers will have to do is to determine if there is sufficient existing right-of-way to make this improvement. Due to previous experience with similar situations, it is not unusual to find deeds that claim ownership to middle of the road. On roads that do not have a defined right-of-way, Knox County typically claims only what they maintain such as the pavement and any road side ditches. If the right-of-way does not exist, the developers will have to purchase the needed land. Staff believes that suburban density subdivisions should not be approved on 14' wide roads. It is imperative that the improvements to Thompson Rd. be done if this subdivision is to proceed.

Staff will recommend conditional approval of this concept plan subject to the road being widened as recommended prior to commencing site grading for the subdivision. The development of this or any other subdivision will require the transporting of heavy equipment and the use of large trucks. Mixing the construction traffic with the existing traffic on the road would create additional concerns regarding the safety of this roadway.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. With the required widening of Thompson Rd., 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- 3 dwellings per acre. The proposed 1.98 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest 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 3 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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10. Place a note on the final plat that no building is to occur within 50' of the depressed area located on lot 33 unless a geotechnical study certifying the stability of the building sites is prepared by the applicant's engineer and approved by the Knox County Dept. of Engineering and Public Works.
11. Dedication of right-of-way on both sides of Thompson Rd. through this site to 30' either side of the existing center line.

12. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions at the entrance to the development and each proposed driveway location on Thompson Rd.

Summary of MPC action: APPROVE variances 1- 4 because the site's topography restricts compliance with the Subdivision Regulations.
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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: