

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Robbins Ridge

Surveyor: LeMay & Associates

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

Variances Requested:

1. Horizontal curve variance on Robbins Ridge Road at STA 0+66 from 250' to 100'.
2. Horizontal curve variance on Robbins Ridge Road at STA 4+29 from 250' to 200'.
3. Horizontal curve variance on Robbins Ridge Road at STA 8+10 from 250' to 150'.
4. Horizontal curve variance on Robbins Ridge Road at STA 10+17 from 250' to 150'.
5. Broken back curve tangent variance on Robbins Ridge Road between STA 9+58 and 8+69 from 150' to 89'.
6. Maximum street grade variance on Robbins Ridge Road between STA 3+00 and 10+70 from 12% to 13.17%.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-6 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 8 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. At the design plan stage of the subdivision, providing a detailed grading plan for the building sites on each lot on the hill up to Station 12+00 including identification and design details of any retaining walls.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Certification on the final plat by the applicant's surveyor that there is 300' of sight distance in both directions on Snyder Rd. from the proposed entrance road.
6. Including the sight distance easement across Lot 56 on the final plat.
7. Meeting all requirements of the approved use on review development plan.
8. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: The applicant is proposing to subdivide this 24.44 acre site into 60 detached single-family lots at a density of 2.45 du/ac. A request (2-M-06-RZ) to increase the maximum density under the PR (Planned Residential) zoning from 2 du/ac to 2.5 du/ac was recommended for approval by the Planning Commission on February 9, 2006. The rezoning request will be heard by the Knox County Commission on March 27, 2006.

A concept plan had previously been approved by the Planning Commission on November 10, 2004 for 47 detached single-family lots. The applicant has requested the revised concept plan to address changes in the access location, street layout and design of the type of residential units.

MPC Action: Approved

MPC Meeting Date: 3/9/2006

Details of MPC action:

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. At the design plan stage of the subdivision, providing a detailed grading plan for the building sites on each lot on the hill up to Station 12+00 including identification and design details of any retaining walls.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Certification on the final plat by the applicant's surveyor that there is 300' of sight distance in both directions on Snyder Rd. from the proposed entrance road.

- 6. Including the sight distance easement across Lot 56 on the final plat.
- 7. Meeting all requirements of the approved use on review development plan.
- 8. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Summary of MPC action: APPROVE variances 1-6 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 8 conditions

Date of MPC Approval: 3/9/2006

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: