



## **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Reagan Woods  
**Surveyor:** The Campbell Co.  
**No. of Lots Proposed:** 42      **No. of Lots Approved:** 0  
**Variances Requested:**  
1. Intersection grade variance from 1% to 3% at Coward Mill Rd. and Road A.  
2. Intersection grade variance from 1% to 1.87% at Road R with itself ( 2 intersections).  
3. Vertical curve variance from 146.25' to 90' at sta. 12+43 of Road A.  
4. Vertical curve variance from 257' to 155' at sta. 15.08 of Road A.  
5. Horizontal curve variances from 250' to 125' at sta. 6+83, from 250' to 125 at sta. 9+05 and from 250' to 125 at sta. 11+78 of Road A.  
6. Broken back curve variances at sta. 6+80 from 150' to 5.41', from 150' to 76.42' at 8+50 and from 150' to 54.28' at sta. 11+50 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. DENY variance 5 & 6.  
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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
3. Redesign Road A to eliminate the loop situation that has created the requests for variance 1 & 2. Staff recommends the design of two cul de sacs to replace the loop street section. Approval of the redesign will be subject to meeting all requirements of the Subdivision Regulations and obtaining the approval of the Knox County Dept. of Engineering and Public Works.  
4. Place a note on the final plat that all lots 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. Noting the minimum floor elevation, as determined by the Knox County Dept. of Engineering and Public Works, for lots 13-20 on the final plat.  
9. 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 on Coward Mill Rd.  
**Comments:** The applicant is proposing to divide this 16.41 acre site into 42 lots. The site was recently rezoned PR (Planned Residential at 1-5 du/ac by the Knox County Commission. The proposed development density is 2.56 du/ac. The floodway and floodway fringe area of Beaver Creek encroaches onto this site. The applicant in conjunction with the Knox County Dept. of Engineering and Public Works will have to establish Minimum Floor Elevations (MFE) for all of the lots that have a portion of the floodway or floodway fringe encroaching on the lots.

The design of Road A on the revised plan will not be recommended for approval by the staff. The design contains a loop road section between stations 2+00 and 14+00. Approval of the plan as presented would require the approval of six different variances to the Subdivision Regulations. Staff has recommended denial of the variances and proposed to the applicant's engineer an alternative that will permit this plan to move forward. Staff is expecting the revised drawings to be submitted for review prior to the March 11, 2004 MPC meeting. A revised staff recommendation may be required at that time.

### **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- 5 dwellings per acre. The proposed 2.56 du/ac is within the permitted zoning density.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. After a recent amendment, 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 1-5 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. Redesign Road A to eliminate the loop situation that has created the requests for variance 1 & 2. Staff recommends the design of two cul de sacs to replace the loop street section. Approval of the redesign will be subject to meeting all requirements of the Subdivision Regulations and obtaining the approval of the Knox County Dept. of Engineering and Public Works.
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  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.
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**Summary of MPC action:** APPROVE variances 1- 4 because the site's topography restricts compliance with the Subdivision Regulations. DENY variance 5 & 6.  
APPROVE the concept plan subject to 9 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:**