

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: River View Meadows
Surveyor: Waddell Surveying and Design
No. of Lots Proposed: 150 No. of Lots Approved: 0
Variances Requested: none
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 the Concept Plan subject to 8 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 Knox County (91-1-102).
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Construction of an east bound right turn lane (deceleration lane) as called for in the traffic impact study, and meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Transportation
5. Place a note on the final plat that all lots except Lots 149 & 150 will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm drainage system.
7. Meeting all requirements of the approved use on review development plan.
8. 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 applicant is proposing to develop a subdivision containing 150 lots on this 54.24 acre site. Additionally, the applicant is requesting approval of the development plan that will permit the construction of one detached single family dwelling on each of the proposed lots. The site is zoned PR (Planned Residential) with a permitted density of up to 4 dwellings per acre. At the maximum density permitted by the current zoning 215 dwellings could be approved for this property.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

A traffic impact study was submitted with this concept plan. The concept plan shows a median crossing in Rutledge Pk. The median opening will allow both ingress and egress from the project without the need to make a U turn as was previously proposed. The Tenn. Dept. of Transportation will need to approve this median opening and determine if acceleration and deceleration lanes will be required.

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 water and sewer will be provided to this site.
2. The proposed detached single-family subdivision at a density of 2.77 du/ac, is consistent in use and density with the approved rezoning of the property.
3. Any school age children living in this development are presently zoned to attend East Knox Elementary and Carter Middle and High Schools.

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 a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
- 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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northeast County Sector Plan as amended designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 2.77 du/ac is consistent with the Sector Plan and zoning designations.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 5/11/2006

Details of MPC action:

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Summary of MPC action:

APPROVE the Concept Plan subject to 8 conditions

Date of MPC Approval:

5/11/2006

Date of Denial:

Postponements:

3/9/2006-4/13/2006

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: