



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Harris Property  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 8                    **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 10 conditions  
**Staff Recomm. (Full):**  
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.  
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102)  
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.  
4. Note on the final plat the Minimum Floor Elevations for lots 1, 5, 6 & 7 as determined by the County Engineer.  
5. Place a note on the final plat that all lots except lots 1 and 4 will have access from the internal street system only  
6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works  
7. Meeting all requirements of the Knox County Zoning Ordinance  
8. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in each direction on Keck Road from the proposed joint permanent easement and the driveways of lots 1 and 4  
9. Dedication of the required 25' of right-of-way from the center of Keck Rd.  
10. 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 MPC Staff.

**Comments:** This applicant is proposing to divide this 2.06 acre site into 8 lots. Six of the lots will have access to Keck Rd. via a joint permanent easement. The other two lots will have direct access to Keck Rd. The applicants engineer will have to certify that 300' of sight distance is provided as part of the final plat review process. Some of the lots adjoin a small creek. The Knox County Dept. of Engineering and Public Works will require minimum floor elevations (MFE) be established for those lots. This RA (Low Density Residential) zoning of this site was approved by the Knox County Commission on March 28, 2005.

**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. Hallsdale-Powell Utility District can provide water, sewer and KUB can provide electrical and natural gas service to the site.
2. Any school age children living in this development are presently zoned to attend Powell Elementary, Powell Middle, and Powell High Schools.
3. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached single family dwellings.
4. Drainage will be directed into the existing drainage ways on this site. Stormwater detention, grading and drainage plans will be required that meet Knox County's regulations.

**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 RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.

**CONNFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest City Sector Plan identifies this property for low density residential use. The RA zoning approved for this site at the March 2005 Knox County Commission meeting allows a density of approximately four dwellings per acre. The proposed development density of 2.33 dwellings per acre for phase one and 3.08 dwellings per acre for the total development is within the development density permitted by the Sector Plan and current zoning of the site.

**MPC Action:** Approved

**MPC Meeting Date:** 4/14/2005

**Details of MPC action:**

**Summary of MPC action:** APPROVE the concept plan subject to 10 conditions

**Date of MPC Approval:** 4/14/2005

**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:**