

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Willow Brook
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 22 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance from 187.5' to 125' at sta 10+75 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 variance 1 because of sites shape and topography and the proposed variance will not create a traffic hazard

APPROVE the Concept Plan subject to 13 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
2. Provision of a street name which is 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. Provision of stormwater detention facilities as required by the Knox County Dept. of Engineering and Public Works
5. Provision of the required dedication of 35' from the center line along the site's frontage on W. Beaver Creek Dr.
6. Provision of the required 25' radius at the property line and at the edge of pavement at the proposed intersection of Road A and W. Beaver Creek Dr.
7. Provision of the required 75' transition radius in the proposed cul de sac
8. Establishing minimum floor elevations for lots 17 - 24 as required by the Knox County Dept. of Engineering and Public Works
9. Review and approval by MPC staff of the proposed relocation of the existing power lines to insure that each proposed lot will have a suitable building site
10. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
11. Meeting all applicable requirements of the Knox County Zoning Ordinance
12. Certification on the final plat by the applicant's engineer that there is 450' of sight distance in both directions on W. Beaver Creek Dr. at the entrance road and at the proposed driveway to lot 24
13. A final plat application based on this concept plan will not be accepted for review by MPC until a certification of design plan has been submitted to the MPC Staff.

Comments: The applicant is proposing to subdivide this 12.05 acre tract into 24 lots at a density of 1.99 du/ac. The site is zoned RA (Low Density Residential). A tributary to Beaver Creek crosses the site. Due to proximity of the lots to the 100 and 500 year flood elevations of Beaver Creek, the applicant will have to establish a minimum floor elevation for 8 of the proposed lots. Additionally, a construction buffer zone of 30' on each side of the center line of the creek must be maintained throughout the development process.

An overhead power line crosses the site. The plan notes that the power line is to be relocated. Staff will need to review the planned relocation in order to determine if each proposed lot will have a suitable building site.

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 and 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The RA zoning approved for this site allows a density of approximately four dwellings per acre. The proposed development density is 1.99 dwellings per acre complies with the adopted Sector Plan and current zoning of the site.

MPC Action: Approved

MPC Meeting Date: 4/13/2006

Details of MPC action:

Summary of MPC action: APPROVE variance 1 because of sites shape and topography and the proposed variance will not create a traffic hazard

APPROVE the Concept Plan subject to 13 conditions

Date of MPC Approval: 4/13/2006

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: