



**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Weatherstone Revised  
**Surveyor:** Batson, Himes, Norvell & Poe  
**No. of Lots Proposed:** 36      **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 requirements of the Knox County Health Department.  
2. Meeting all applicable requirements of the Knoxville Department of Engineering.  
3. Prior to certification of the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the common area and any other commonly held assets.  
4. Place a note on the final plat that all lots will only have access from the internal street system.  
5. Meeting all requirements of the approved Use-on-Review development plans (1-H-04-UR & 4-C-06-UR)  
6. Provision of the required 25' radius at the property line and at the edge of pavement at the proposed intersection of Grove Branch Ln. and Autumn Valley Dr.  
7. Provision of the required 75' transition radius in the proposed cul de sac  
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.  
9. Review and approval of the grading plan for this site by the gas pipeline owners before any grading or other land disturbance within the pipeline easement begins on this site.  
10. Meeting all applicable requirements of the Tenn. Scenic Highways Act.

**Comments:** Weather stone Subdivision will consist of both attached and detached single family dwellings. A concept plan for this project was approved in 2004. The applicant is now revising the plan by adding three additional attached units. Approval of this plan will permit up 135 total dwellings in this project. That will break down to 57 detached single family lots and 78 attached single family dwelling lots. The development density of the project will increase from 2.34 du/ac to 2.47 du/ac. The attached dwellings will be located on the eastern most portion of the site adjoining Pellissippi Parkway. Pellissippi Parkway is designated as a Scenic Highway. Since this site is located above the level of the Parkway, no structures will be permitted to exceed 35 feet in height if they are located on lots that are within 1000 feet of the Parkway.

A large natural gas distribution pipeline crosses this site. The owners of this pipeline must review and approve the grading plan for this project prior to commencing any grading on the property.

**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 attached and detached single-family subdivision is consistent in use and density with the previous units of the subdivision.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

- 1. The proposed attached and single-family lots meet the standards for development within a RP-1 (Planned Residential) district and all other requirements of the Zoning Ordinance. The proposed lots within the subdivision designated for detached units will have to be revised to meet the minimum requirements of the RP-1 district
- 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 proposed subdivision density of 2.47 du/ac is consistent with the recommended zoning density of 1 - 3 du/ac.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies the property as low density residential with a maximum density of 5 du/ac. At a maximum proposed density of 2.47 du/ac, the subdivision is consistent with the Sector Plan.

**MPC Action:**

Approved

**MPC Meeting Date:** 4/13/2006

**Details of MPC action:**

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9. Review and approval of the grading plan for this site by the gas pipeline owners before any grading or other land disturbance within the pipeline easement begins on this site.
10. Meeting all applicable requirements of the Tenn. Scenic Highways Act.

**Summary of MPC action:**

APPROVE the Concept Plan subject to 10 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:**

Knoxville City Council

**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:**