

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Harbor Cove at Timberlake, Unit 6
No. of Lots Proposed: 42 **No. of Lots Approved:** 42
Variances Requested: 1. Vertical curve variance on Road B at STA 3+00, from 235' to 215'.
2. Vertical curve variance on Road C at STA 1+90, from 375' to 270'.
3. Vertical curve variance on Road C at STA 3+95, from 200' to 140'.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): APPROVE variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
Staff Recomm. (Full): APPROVE the Concept Plan subject to 6 conditions:
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 (County Ord. 91-1-102).
3. The proposed sidewalks meeting the American Disabilities Act requirements.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. 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 has submitted a concept plan that includes a revision to a previously approved concept plan (10-SF-04-C) with the addition of a 9.28 acre tract that is also zoned PR at a density of up to 2.1 du/ac. This revised concept plan includes 42 lots on 15.68 acres at a density of 2.68 du/ac. While the site specific density for this unit of the subdivision exceeds the zoning density of 2.1 du/ac, the overall density will be 1.88 du/ac.
MPC Action: Approved **MPC Meeting Date:** 4/10/2008
Details of MPC action: 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 (County Ord. 91-1-102).
3. The proposed sidewalks meeting the American Disabilities Act requirements.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. 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.
Summary of MPC action: APPROVE variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject to 6 conditions:
Date of MPC Approval: 4/10/2008 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court
Date of Legislative Action: **Date of Legislative Action, Second Reading:**
Ordinance Number: **Other Ordinance Number References:**

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: