

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Greenbrook (formerly Meadow Creek)

Surveyor: Sullivan

No. of Lots Proposed: 174 **No. of Lots Approved:** 0

Variances Requested:

1. Horizontal curve variance from 250' to 125' at sta. 0+92.5 of Road A.
2. Horizontal curve variance from 250' to 125' at sta. 4+45 of Road A.
3. Horizontal curve variance from 250' to 125' at sta. 14+87 of Road J.
4. Grade at intersection from 1% to 3% at Road C and Road B, Road A and Road D, Road and Road E & Road A and Road G.
5. Vertical curve variance at sta. 11+50 of Road J From A K value of 25 to a K value of 17.95.
6. Vertical curve variance at sta. 3+30 of Road I From A K value of 25 to a K value of 20.23.

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 variances 1- 6 because the site's topography restricts compliance with the Subdivision Regulations.

APPROVE the concept plan subject to 9 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 Knox County Department of Engineering and Public Works.
3. Place a note on the final plat that all lots except 105 and 106 will have access via the internal street system only.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102).
- 5.. Meeting all requirements of the approved Use-on-Review development plan.
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.
7. Final approval of the rezoning of this site to Planned Residential at 1-3 du/ac by the Knox County Commission.
8. The land remnant on the southwest side of Solway Road being combined with lot 105 or 106.
9. The status of the land remnant on the east side of Pellissippi Parkway being clarified. Disposal of the remnant to an adjoining property owner would appear to be the best alternative.

Comments: This is a 61.82 acre site which is being proposed to be divided into 174 lots. The development density proposed for the development is 1.72 du/ac. The rezoning of this site to PR (Planned Residential) was recommended for approval by MPC at its March 11, 2004 meeting. At that time MPC recommended PR (Planned Residential) at 1-3 du/ac for the site. The rezoning of this site will be considered by the Knox County Commission at its April, 2004 meeting. The plan as submitted conforms to the density limits recommended by MPC.

Access to this project will be via Solway Rd. The proposed entrance will align with Guinn Rd. A traffic impact study was prepared for this proposed development. The study has been reviewed by MPC and Knox County Engineer staff. No improvements to the existing street network will be required due to the development of this 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 detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

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 PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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 recommended density of this site is 1- 3 dwellings per acre. The proposed 2.82 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC's approval or denial of this request is final, unless the action is appealed to City Council, Knox County Board of Zoning Appeals (BZA) or Knox County Chancery Court, as appropriate. The date of the City Council or Knox County BZA appeal hearing will depend on when the appeal application is filed.

MPC Action: Approved **MPC Meeting Date:** 4/8/2004

- Details of MPC action:**
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Summary of MPC action: APPROVE variances 1- 6 because the site's topography restricts compliance with the Subdivision Regulations.
APPROVE the concept plan subject to 9 conditions

Date of MPC Approval: 4/8/2004 **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:**