

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: MPM Development on Emory Church Rd. - Revised

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 20 **No. of Lots Approved:** 0

Variances Requested: 1. Intersection separation between Henderson Ln. and the proposed joint permanent easement from 300' to 240'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: dk

Staff Recomm. (Abbr.): Approve variance #1 because the intersection is being placed at a location which creates the greatest sight distance.
APPROVE the Concept Plan subject to 6 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Dept.
2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Place note #9 from the concept plan on the final plat which restricts access to all lots only from the internal street.
4. Meeting all applicable requirements of the approved use on review.
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
6. A final plat application based on this Concept Plan will not be accepted for review by the MPC until

MPM on Emory Church Rd.
4-SE-01-C / 4-G-01-UR
Page 2

certification of design plan approval has been submitted to the MPC staff.

Comments:

This is a revised concept plan for this development. The applicant is requesting approval of the development with private streets rather than the public streets as originally proposed. The applicant is proposing to divide this 4.73 acre site into twenty lots for detached single family dwellings. The development is proposed at 4.23 dwellings per acre. Development at this density is higher than the immediately surrounding property. However, recent development in this area includes an attached condominium project at 4 du/ac and the construction of a large church. Additionally, Emory Church Rd. has recently been improved and Westland Dr. is programmed for widening in the near future. The rezoning of this site to PR (Planned Residential) was approved by the Knox County Commission at 1-4.5 du/ac on January 22, 2001.

Due to the fact this development is proposed at a density much greater than the surrounding properties, the staff will require that a "Type B" landscape screen consisting of a combination of low shrubs, trees and fencing be installed along the northern eastern and southern boundaries of this site. When this matter was considered by MPC on January 11, 2001, the applicant proposed a plan for saving a number of the trees on this site. The tree preservation plan was made a condition of the approval at that time. The site is located within the parent responsibility zoned for the A.L. Lotts Elementary School. A sidewalk along the Emory Church Road frontage will be required. The proposed improvement to Westland Dr. will include the construction of sidewalks.

MPC Action: Approved

MPC Meeting Date: 4/12/2001

Details of MPC action:

Summary of MPC action: Approve variance #1 because the intersection is being placed at a location which creates the greatest sight distance.

APPROVE the Concept Plan subject to 6 conditions

Date of MPC Approval: 4/12/2001

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: