

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Miller's Plantation, Unit 3
Surveyor: Sullivan
No. of Lots Proposed: 20 **No. of Lots Approved:** 20
Variances Requested: None
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 the concept plan subject to 7 conditions
Staff Recomm. (Full):
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. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works.
4. Identifying the floodway, no fill line, 100 and 500 year flood fringe, and the minimum floor elevations for Lots 8 - 11 on the final plat.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all requirements of the approved use-on-review development plan.
7. 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 is proposing to develop 20 additional lots as a part of Miller's Plantation Subdivision, a multi-unit subdivision which is located on the southeast side of Ball Rd. Miller's Plantation, which was approved by the Planning Commission on May 10, 2001 as a 73 lot detached single-family subdivision, is currently under construction. This addition will bring the total number of lots to 93. A Traffic Access and Impact Study was prepared for this addition since the total number of lots exceed 74. Additional improvements to the existing entrance to the subdivision are not warranted. While the proposed density for this unit of the subdivision is 4.18 DU/AC (zoning approved at 1 - 3 DU/AC), the overall density for the subdivision is 2.9 DU/AC.

MPC Action: Approved **MPC Meeting Date:** 8/8/2002

Details of MPC action:
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7. 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 the concept plan subject to 7 conditions

Date of MPC Approval: 8/8/2002 **Date of Denial:** **Postponements:** 4/11/02 - 7/11/2002

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: