

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Westpointe

Surveyor: Sullivan

No. of Lots Proposed: 75 No. of Lots Approved: 75

Variances Requested: 1. Horizontal curve variance on Road A at station 1+50, from 250' to 225'.
2. Horizontal curve variance on Road A at station 4+00, from 250' to 225'.

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 & 2 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 9 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Including a clearly visible notation on the final plat that reads as follows: "This subdivision is located within the path of the Tennessee Department of Transportations current plans for the Knoxville Parkway (SR475) and if the Parkway is built within the designated right-of-way/path, the road project will impact the majority of lots within the subdivision.
5. Based on the most up to date information available at the time, including the proposed right-of-way location for the Knoxville Parkway on the final plat.
6. Certification on the final plat by the applicant's surveyor that the required sight distance exists in both directions along W. Emory Rd. at the proposed subdivision entrance road.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
8. Meeting all requirements of the approved use on review development plan.
9. 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 this 26 acre site with 75 lots at a density of 2.88 du/ac. Access is proposed to Oak Ridge Hwy via Pebblepass Rd. and to W. Emory Rd.

The Planning Commission had previously considered a concept plan/use-on-review request (12-SB-04-C/12-K-04-UR) for this property and denied the applications on February 10, 2005 based on the applicant's failure to provide a secondary access to W. Emory Rd. This secondary access was needed in order to address the impact of the Tennessee Department of Transportation's current plans for the Knoxville Parkway (SR475) as it crosses this property. The revised plan that is now before the Planning Commission includes that secondary access.

The Tennessee Department of Transportation's (TDOT) plans for the Knoxville Parkway (SR475) includes a 1000' wide study corridor that crosses the property. A recommendation has been made to the State for a more defined corridor. The width of the recommended corridor as it crosses this property is 650 to 750 feet. The greater width in this area is due to the amount of cut and fill required for the Parkway. With the recommended corridor for the Parkway, approximately 45 lots within the subdivision will be impacted by the proposed right-of-way. There will be approximately 11 buildable lots remaining on the southeast side of the Parkway with access to Pebble Pass Rd. There will be approximately 24 buildable lots remaining on the northwest side of the Parkway with access to W. Emory Rd.

Staff is recommending conditions that the final plat include the proposed right-of-way location for the Knoxville Parkway and a clearly visible notation that reads as follows: "This subdivision is located within

the path of the Tennessee Department of Transportations current plans for the Knoxville Parkway (SR475) and if the Parkway is built within the designated right-of-way/path, the road project will impact the majority of lots within the subdivision."

MPC Action:

Approved

MPC Meeting Date: 6/8/2006

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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Including a clearly visible notation on the final plat that reads as follows: "This subdivision is located within the path of the Tennessee Department of Transportations current plans for the Knoxville Parkway (SR475) and if the Parkway is built within the designated right-of-way/path, the road project will impact the majority of lots within the subdivision.
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Summary of MPC action:

APPROVE variances 1 & 2 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 9 conditions

Date of MPC Approval:

6/8/2006

Date of Denial:

Postponements: 4/13/2006-5/11/2006

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: