

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Sherman Oaks

Surveyor: Sullivan

No. of Lots Proposed: 49 No. of Lots Approved: 49

Variances Requested: 1. A reduction in the minimum spacing of the street intersections for Proposed Road "A" and Gray Oaks Ln., from 400' to 335".

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 variance because of site limitations on location of the access street and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions.

Staff Recomm. (Full):

- 1) The Design Plan shall not be approved or a grading permit issued for this subdivision until the applicant submits the following documentation to MPC Staff for approval:
 - a) A revised Concept Plan showing the location of any existing recorded easements that cross the property to serve the six lots to the northwest;
 - b) Documentation that Tracts 4 - 9 of the Property of James Slyman have been provided adequate access and the owners of those tracts have agreed to the revised access; and
 - c) A revised Concept Plan showing the revised access to the lots that complies with the Minimum Subdivision Regulations. The revised Concept Plan will have to be approved by MPC Staff, and if determined by Staff, may require review and approval by the Planning Commission.
- 2) Approval of the PR (Planned Residential) zoning by County Commission.
- 3) Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 4) Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Meeting all applicable requirements and obtaining any required permits from the Tennessee Department of Environment and Conservation for the blueline streams on the property.
- 7) Obtaining a street connection permit from the Tennessee Department of Transportation.
- 8) Certification prior to Design Plan approval by the applicant's surveyor that there is 350 feet of sight distance in both directions along Lovell Rd. This may require removal of vegetation and grading of the adjoining bank prior to certification.
- 9) Place a note on the final plat that all lots will have access only to the internal street system.
- 10) Meeting all requirements of the approved use on review development plan.
- 11) 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 15 acre tract into 49 detached single-family lots at a density of 3.27 DU/AC. This property was before the Planning Commission on February 14, 2002 for consideration of a rezoning to PR (Planned Residential)(2-N-02-RZ). The Planning Commission recommended approval of the PR zoning at a density of 1-4 DU/AC. County Commission postponed action on this request until the April 22, 2002 meeting since the applicant was not present at the March 25, 2002 meeting.

In consideration of recent flooding problems at the entrance to Gray Oaks Subdivision, County Engineering is working with the applicant to reduce the impact of this development on the drainage problems in the area. The entrance to the subdivision will require a Tennessee Department of Transportation (TDOT) permit. TDOT has indicated that they may require a deceleration lane from Lovell Rd. to the entrance road for the subdivision. At the present time, the required 350' of sight distance does not exist to the east along Lovell Rd. The applicant's surveyor will have to certify that the required sight distance has been achieved prior to final plat approval for the subdivision.

In the Staff report submitted to the Planning Commission for the rezoning request, Staff had identified that there were three parcels to the northwest that will have to be provided permanent access through the subdivision to prevent them from becoming landlocked. Through further review, there appears to be six parcels that are provided access across the proposed subdivision. These parcels, including the subject property of this application, are part of the subdivision of Property of James Slyman into Tracts 1 - 9. At the subdivision review meeting held with the applicant on March 26, 2002, the applicant was told that he would have to revise the Concept Plan to provide for permanent access to these other parcels. The revised Concept Plan that was submitted on April 1, 2002 does not show how access will be provided to the parcels. If an easement exists in the area that the existing drive crosses the property, approximately ten lots (Lots 40 - 49) would be impacted. It is Staff's position that this access issue must be addressed prior to obtaining a Design Plan approval or grading permit.

MPC Action:

Approved

MPC Meeting Date: 4/11/2002

Details of MPC action:

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Summary of MPC action:

APPROVE the variance because of site limitations on location of the access street and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions.

Date of MPC Approval:

4/11/2002

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: