

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Heartland Development on Highland View Road

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 119 **No. of Lots Approved:** 119

Variances Requested:

1. Reduction of the corner radii at the intersection of Road A and Highland View Rd., from 25' to 0'.
2. Horizontal curve variance on Road B at station 3+00, from 250' to 175'.
3. Vertical curve variance on Road A at station 1+00, from 225' to 180'.

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 1-3 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 7 conditions

Staff Recomm. (Full):

1. Meeting all applicable 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. Surveying the entire property prior to design plan approval to establish the upper most closed contours for all sinkholes so as to determine if any adjustments will be required for the street and lot layout.
4. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkhole (closed contour area) identified on the plat. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings may be required for any structures within the 50' sinkhole buffer.
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 subdivide this 124.68 acre tract into 119 lots at a density of 0.95 du/ac. The Planning Commission recommended approval of a rezoning request (3-L-05-RZ) for this property to PR (Planned Residential) at a density of 1 du/ac on March 10, 2005. Knox County Commission will consider the rezoning request on April 25, 2005.

This subdivision will be served by subsurface sewage disposal systems. The Knox County Health Department has provided a letter (copy attached) that identifies that severe limitations exist for use of subsurface sewage disposal systems on portions of the site. It is expected that after the high intensity soil survey map is completed, several lots will have to be combined in order to have an acceptable area for utilization of subsurface sewage disposal systems.

This site includes a couple of large sinkholes. Staff is recommending a condition that the applicant survey the entire property prior to design plan approval and identify the upper most closed contours for all sinkholes. This survey is needed to determine if any adjustments will be required to the proposed street and lot layout. A 50' building setback will be required from the top of the sinkholes (closed contour area). Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings may be required for any structures within the 50' sinkhole buffer.

Due to the number of lots in the proposed subdivision, a traffic impact study was required. Upon review of the traffic impact study, it has been determined by MPC and Knox County Department of Engineering and Public Works Staff that there is adequate capacity on the existing roadways to handle the projected

traffic and off-site traffic improvements will not be required.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved **MPC Meeting Date:** 4/14/2005

- Details of MPC action:**
1. Meeting all applicable requirements of the Knox County Health Department.
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 3. Surveying the entire property prior to design plan approval to establish the upper most closed contours for all sinkholes so as to determine if any adjustments will be required for the street and lot layout.
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 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.

Summary of MPC action: APPROVE variances 1-3 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 7 conditions

Date of MPC Approval: 4/14/2005 **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: