



Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Miller's Landing

Surveyor: Sullivan

No. of Lots Proposed: 73                      No. of Lots Approved: 73

Variances Requested: 1. Horizontal curve on Miller Cove Ln. at station 19+00, from 250' to 125'.

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: TPB

Staff Recomm. (Abbr.): APPROVE variance 1 because of topography, and the proposed variances will not create a traffic hazard

APPROVE the Concept Plan subject to 10 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. A flood insurance study per Federal Emergency Management Agency (FEMA) Publication #37 must be approved by FEMA prior to the Knox County Department of Engineering and Public Works approving the design plan.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing and any alteration of the blueline streams on the property.
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. Concurrent with final plat approval, record a line of sight easement across Lot 30 in order to provide the needed sight distance for the curve in Miller Cove Ln.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
9. Meeting all requirements of the approved use on review development plan.
10. 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 27.3 acre tract into 73 detached single-family residential lots at a density of 2.67 du/ac. The property which is zoned PR (Planned Residential) was approved by the County Commission on November 20, 2000 at a density of 1-3 du/ac. Access to the subdivision is proposed off of Ball Rd., a major collector street.

The Knox County Department of Engineering and Public Works is requiring the applicant to prepare a base flood elevation and floodway data study (as per FEMA Publication 37) for the area around Grassy Creek. This study must be approved by FEMA prior to design plan approval for the subdivision as proposed. The applicant has revised the concept plan to include the blueline streams and surrounding area into a common open space area for the subdivision. The final configuration for Lots 32 - 34 may have to be changed so as to reduce the impact of access drives on Grassy Creek.

MPC Action: Approved

MPC Meeting Date: 5/10/2001

Details of MPC action:

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**Summary of MPC action:** APPROVE variance 1 because of topography, and the proposed variances will not create a traffic hazard  
 APPROVE the Concept Plan subject to 10 conditions

**Date of MPC Approval:** 5/10/2001                      **Date of Denial:**                      **Postponements:** 4/12/01

**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:**