



## ***SUBDIVISION INFORMATION (where applicable)***

**Subdivision Name:** Taylors View - Revised  
**Surveyor:** AEMC Applied Engineering  
**No. of Lots Proposed:** 22      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Vertical curve variance from 375' to 255' at sta. 6+87 of Road A  
**S/D Name Change:**

## ***OTHER INFORMATION (where applicable)***

**Other Bus./Ord. Amend.:**

## ***MPC ACTION AND DISPOSITION***

**Planner In Charge:** Dan Kelly

**Staff Recomm. (Abbr.):** APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

APPROVE the concept plan subject to 10 conditions

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knox county Dept. of Engineering and Public Works
2. Approval of the storm water pollution prevention plan prior to commencing any further grading on this site
3. Provision of a sight distance easement across lot #31 as may be required by the Knox County Dept. of Engineering and Public Works.
4. Provision of a 75' transition radius from Taylors View Ln. into the terminating cul-de-sac and a 25' transition radius on the other side of the cul-de-sac to begin the joint permanent easement.
5. Prior to final plat approval create a homeowners associating for the purpose of paying taxes and maintaining all commonly held assets and detention facilities
6. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
7. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102)
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.
10. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knox County Department of Engineering and Public Works.

**Comments:** This concept plan was originally submitted for the April, 2005 MPC meeting. Due to the steep topography of this site, the hillside regulations as contained in the Subdivision Regulations will control the development of this property. Many of the proposed lots have slopes in excess of 40% grade. Some of the lots have questionable building sites and may need to be combined with an adjoining lot prior to final plat approval.

Access to these lots will be via a joint permanent easement that will extend out of the cul-de-sac at the end of Taylors View Ln. A homeowners association will be required in order to maintain the streets, drainage facilities and other commonly held assets.

### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impact on local services. West Knox Utility District can provide water and sewer and KUB can provide electrical and natural gas service to the site.
2. Any school age children living in this development are presently zoned to attend Powell Elementary, Middle and High Schools.
3. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached single family dwellings.
4. Drainage will be directed into the existing drainage ways on this site. Storm water detention, grading and drainage plans will be required that meet Knox County's regulations.

### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North County Sector Plan identifies this property for low density residential and slope protection. The PR zoning approved for this site allows a density of 1-3 dwellings per acre. The proposed development density of 0.56 dwellings per acre is within the development density permitted by the Sector Plan and current zoning of the site.

**MPC Action:** Approved **MPC Meeting Date:** 10/13/2005

**Details of MPC action:**

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**Summary of MPC action:** APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

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**Date of MPC Approval:** 10/13/2005 **Date of Denial:** **Postponements:** 4-8/2004&8/11-9/8/2005

**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:**