

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Potomac Place
Surveyor: Benchmark Associates, Inc.
No. of Lots Proposed: 38 **No. of Lots Approved:** 0
Variances Requested: 1. Horizontal curve variance from 250' to 150' at sta. 1.00 of Presidential Ln.
2. Horizontal curve variance from 250' to 200' at sta. 10.00 of Presidential Ln.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE variance 1 & 2 due to topography and the proposed variances will not create a traffic hazard. APPROVE the Concept Plan subject to 8 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Approval of the road "eyebrow" design by the Knox County Dept. of Engineering and Public Works.
4. Establish Minimum Floor Elevations (MFE) for all lots that are located within the floodway or floodway fringe area. Note the required MFE for each lot on the final plat.
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
7. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to MPC staff.

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8. Meeting all requirements of the approved use on review development plan.

Comments:

The applicants are proposing a second unit to Potomac Place Subdivision. Unit 2, containing 37 lots, will connect to the existing development via a stub street which was provided for this purpose. The total development will contain 72 lots. The first unit is almost completely built out.

The developers have requested that MPC reduce the required peripheral boundary setback between the two phases of this development. MPC has the authority to reduce the peripheral setback when two PR zoned sites adjoin. They have requested a reduction of this setback from 35' to 25'. This would result in a minimum separation of 60' between the rear of the homes on the affected lots. Staff will recommend approval of the reduced peripheral setback because the same restrictive covenants and subdivision restrictions will be applied and the same developer/builder is going to be constructing the homes in this new unit.

The site adjoins Beaver Creek. The developer has proposed 3 large acreage tracts which encompass most of the flood prone area of the site. A minimum floor elevation (MFE) will have to be established for homes that will be constructed on lots that are located within the flood fringe area. The MFE's will be determined through the design plan process. Knox County has recently completed a flood study for Beaver Creek. The findings of that study may form the basis for determining the MFE for these lots. Additionally, the developer will be instructed to work with the Knox County Greenways Coordinator regarding the location and proposed width of a greenway easement to cross this site. A linear greenway along Beaver Creek is proposed in the Knox County Greenways Plan.

MPC Action: Approved

MPC Meeting Date: 4/12/2001

Details of MPC action:

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8. Meeting all requirements of the approved use on review development plan.

Summary of MPC action:

APPROVE variance 1 & 2 due to topography and the proposed variances will not create a traffic hazard. APPROVE the Concept Plan subject to 8 conditions.

Date of MPC Approval:

4/12/2001

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: