



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Don Stewart on Kanuga Drive  
**Surveyor:** Batson, Himes, Norvell & Poe  
**No. of Lots Proposed:** 13      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Vertical curve variance at station 0+60, from 165' to 100'.  
2. Vertical curve variance at station 2+32, from 250' to 200'.  
**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** TPB

**Staff Recomm. (Abbr.):** APPROVE variances 1 & 2 because of topography, and the proposed variances will not create a traffic hazard.

**Staff Recomm. (Full):** APPROVE the Concept Plan subject to 9 conditions:

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 (Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Certification on the final plat by the applicant's surveyor that there is 250 feet of sight distance to the east along Kanuga Dr.
5. With the recording of the final plat, record a line of sight easement across Lot 2 in order to provide the needed sight distance for the curve in Road A. This easement and its restrictions shall be included in the deed for Lot 2.
6. Revisions to this subdivision that would allow a street connection to adjoining property are prohibited.
7. Prior to final plat approval, documentation shall be provided to MPC Staff that the balance of the original 13.8 acre tract has a legal means of access, pursuant to the subdivision regulations, to a public street.
8. The final plat shall include the square footage for the portion of Lots 6 - 10 that is located within the RAE Zoning District. Each of those lots must have at least 10,000 square feet within the RAE District to be approvable lots.
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.

**Comments:** The applicant is proposing the subdivision of a 5.1 acre tract into 13 single-family lots. Access to the site is through a stub out street off of Kanuga Dr. The street serving this subdivision will be a dead end cul-de-sac with no access being provided to adjoining property. The applicant's request for a rezoning from A (Agricultural) to RAE (Single Family Exclusive) was reviewed and recommended for approval by the MPC on November 9, 2000. The original request for rezoning of 13.8 acres was reduced to approximately 5.0 acres due to the steep slopes on the rear portion of the property. The rezoning was approved by County Commission on December 18, 2000. The proposed Concept Plan includes five lots with the A (Agricultural) District crossing the rear portion of the lot. While all lots exceed the minimum lot size requirement for the RAE (Single Family Exclusive) District, a couple of the lots have less than 10,000 square feet located within that District. The applicant will need to document at the time of Final Plat application that all lots have at least 10,000 square feet located within the RAE District.

Prior to final plat approval for this proposed subdivision, documentation shall be provided to MPC Staff that the balance of the property has a legal means of access to a public street. This may require a one lot or minor subdivision, combining the balance of the property with other parcels owned by Lyle Lee (the applicant for the rezoning) that front on Murray Dr.

**MPC Action:** Approved      **MPC Meeting Date:** 4/12/2001

**Details of MPC action:**

**Summary of MPC action:** APPROVE variances 1 & 2 because of topography, and the proposed variances will not create a traffic

hazard.  
APPROVE the Concept Plan subject to 9 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:**