



Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Gray Eagle Springs  
Surveyor: Batson, Himes, Norvell & Poe  
No. of Lots Proposed: 44      No. of Lots Approved: 44  
Variances Requested: 1. Horizontal curve variance on Road A at station 16+00, from 250' to 225'.  
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 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 9 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. 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 400 feet of sight distance in both directions along Bob Gray Rd.  
5. Recording a line of sight easement across Lot 13 in order to provide the needed sight distance for the curve in Road B.  
6. Conducting compaction testing in all fill areas associated with street construction and filling of the pond per the requirements of the Knox County Department of Engineering and Public Works.  
7. Place a note on the final plat that all lots will have access only to the internal street system.  
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.

Comments: The applicant is proposing to subdivide this 22.18 acre tract into 44 lots at a density of 1.98 du/ac. The Planning Commission recommended approval of a rezoning request (2-B-05-RZ) for a portion of this property to PR (Planned Residential) / TO (Technology Overlay) at a density of 1 - 3 du/ac on February 10, 2005. Knox County Commission approved the rezoning request on March 28, 2005.

The applicant is proposing to fill an existing pond on the site in the area of proposed Lots 8 and 35 - 37. Compaction testing in the fill area for the pond will be required meeting the requirements of the Knox County Department of Engineering and Public Works.

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. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
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the curve in Road B.

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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.

APPROVE the Concept Plan subject to 9 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:**