

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Clear Springs Plantation

Surveyor: LeMay & Associates

No. of Lots Proposed: 262 **No. of Lots Approved:** 0

Variances Requested:

1. Horizontal curve variance from 250' to 175' at sta 1+00 and 2+50 on Old Millertown Pk.
2. Horizontal curve variance from 250' to 150' at sta 19+00 of Road A.
3. Horizontal curve variance from 250' to 175' at sta 2+20 and 250' to 150' at sta 16+00 of Road B.
4. Horizontal curve variance from 250' to 150' at sta 1+80 of Road C
5. Vertical curve variance from 192.75' to 100' at sta 0+50 of Road A.
6. Vertical curve variance from 181.25 to 80' at sta 28+97 of Road B.
7. Vertical curve variance from 125' to 100' at sta 13+45 of Road D.
8. Vertical curve variance from 200' to 100' at sta 0+50 of Road E.
9. Vertical curve variance from 92.1' to 80' at sta 0+40 of Road G.
10. Vertical curve variance from 183.75' to 100' at sta 5+78 of Road J..

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 variances 1- 10 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject 18 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 2.. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and the City of Knoxville Engineering Dept
3. Provision of a right turn deceleration lane on Millertown Pk. at Road A as called for in the traffic impact study
4. Provision of a note on the Concept plan that all intersection grades greater than 1% and equal to or less than 3% have been approved by the Knox County Dept. of Engineering and Public Works
5. The roundabout shown on Road A is required to be designed to FHWA standards and relocated due to the steepness of the grade at the proposed location
6. After surveying the site and locating the existing utility easements, prior to final plat approval eliminate the lots that unbuildable due to existing TVA and KUB easements crossing the site.
7. Prior design plan approval finalize the location of the road connection between the Meadows of Millertown and this development. The location of the connection is to be determined by cooperative efforts of the developers of the two projects
8. No more than 150 building permits being issued for dwellings in this project until the connection between this development and the Meadows of Millertown is completed
9. Sidewalks are to be constructed on one side of all streets. Sidewalks will be a minimum of 4' wide with a 2' planting strip between the back of curb and the sidewalk. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act
10. Place a note on the concept plan that no dwellings will be constructed within 50' of the top of any depression on the site unless a geotechnical study is submitted for review and approval by the Knox county Dept. of Engineering and Public Works
11. Prior to the issuance of any grading permits for this site, the Knox County Dept. of Engineering and Public Works must approve the design for the relocation of Millertown and Old Millertown Pike
12. Review and approval of the grading plan for this site by the TVA and KUB prior to the issuance of a grading permit for this project
13. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
14. Provision of street names that are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102)
15. Meeting all requirements of the approved Use-on-Review development plan.
16. Place a note on the final plat that all lots will have access from the internal street system only.
17. Approval of the rezoning of this site by the Knox County Commission at an appropriate density to support this development.

18. 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 staff and the applicant continue to work to resolve issues regarding this proposed development. The applicant's engineer brought in a revised plan on Friday, April 8, 2005. Staff will review this plan prior to the MPC's agenda review meeting on Tuesday at which time we expect to make a recommendation to approve this project. The project as originally proposed would consist of 197 detached and 74 attached single family dwellings. The plan submitted on 4/8/05 shows the proposed attached units as future development which will require approval of a revised concept plan and use on review at a later date. The number of lots for detached dwellings has been reduced to 188.

As part of the review process, staff identified a number of concerns regarding this proposed development. Staff requested the provision of second entrance. It has been the practice of staff to require a second entrance when a project contains more than 150 units. In this case, the adjoining property will be developed at the same time as this project. The developer of the adjoining property has agreed to stubbing a road to this site. The revised plan does show a proposed location for a possible connection. Staff will recommend this project connect with that stub street. Secondly, the plan as originally submitted contained a series of long cul de sacs. Staff recommended the development contain a loop street to facilitate circulation within the project. The applicant is now showing a loop street in the development which will satisfy staff's concern. In order to proceed with the proposed attached units, staff has requested more detailed information regarding that section of this project. The applicant is now proposing these units will be part of later phase of the development. Another concept plan and use on review will be required before the applicant will be able to move forward on the attached units. Finally, the engineer has shown a proposed roundabout as part of the street system within the development. If this feature is to remain it will have to be redesigned and relocated to meet the County's design standards.

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 since all utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the proposed zoning and subdivision development in the area.

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 Ordinances.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
3. The recommended density of this site is 1- 3 dwellings per acre. The proposed 2.3 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northaest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning recommended for approval for this site will allow a density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action:

Approved

MPC Meeting Date: 4/14/2005

Details of MPC action:

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Summary of MPC action: APPROVE variances 1- 10 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject 18 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: