

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Painter Farms Revised

Surveyor: Sullivan

No. of Lots Proposed: 85 No. of Lots Approved: 85

Variances Requested: 1. Horizontal curve variance on Painter Farms Ln. at station 14+50, from 250' to 235'.
2. Horizontal curve variance on Gentle Winds Dr. at station 3+50, from 250' to 225'.
3. Horizontal curve variance on Gentle Winds Dr. at station 10+50, 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 variances 1-3 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 to 12 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. Submitting a final plat that reflects the results of the revised Flood Study as approved by the Knox County Department of Engineering and Public Works, identifying the revised floodway, 100 and 500 year floodplains and no-fill boundary) for Beaver Creek.
4. Identifying the MFE on the final plat for all lots within the floodplain.
5. Constructing a left turn lane on W. Emory Rd. at the entrance to the subdivision as recommended in Traffic Impact Study prepared by Wilbur Smith Associates. The design details for the turn lane shall be submitted for review and approval at the design plan stage of the subdivision.
6. Obtaining a street connection permit from the Tennessee Department of Transportation.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance in both directions along W. Emory Rd.
9. Prior to final plat approval, establishing a greenway easement across the rear of this site for the proposed Beaver Creek Greenway as may be required by the Knox County Greenways Coordinator.
10. Place a note on the final plat that all lots will have access only to the internal street system.
11. Meeting all requirements of the approved use on review development plan.
12. 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 has submitted a revised concept plan for Painters Farm Subdivision that changes the access to the subdivision from Harrell Rd. to W. Emory Rd. The previous concept plan was approved by the Planning Commission on January 13, 2005 (1-SG-05-C/1-I-05-UR). The revised concept plan also reflects revisions to the floodway and flood plain for Beaver Creek as identified in a revised Flood Study that was submitted to and approved by the Knox County Department of Engineering and Public Works.

Based on the revised Flood Study, approximately 28.42 acres of the 49.68 acre parcel are located outside of the floodway. With an approved PR (Planned Residential) zoning density of up to 3 du/ac, the proposed 85 residential lots would be allowed (density of 2.99 du/ac). The remaining 21.26 acres are within the F (Floodway) zoning district.

Due to the revisions to the access for the proposed subdivision, the Traffic Impact Study prepared under the previous application has also been revised. The study recommends the addition of a left turn lane on W. Emory at the entrance to the subdivision (see attachment). The design details for the turn lane shall be submitted for review and approval at the design plan stage of the subdivision.

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.
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. Submitting a final plat that reflects the results of the revised Flood Study as approved by the Knox County Department of Engineering and Public Works, identifying the revised floodway, 100 and 500 year floodplains and no-fill boundary) for Beaver Creek.
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Summary of MPC action:

APPROVE variances 1-3 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 to 12 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: