

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Village at Avery
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 4 **No. of Lots Approved:** 0
Variances Requested: 1. Intersection spacing variance between the proposed JPE and Twin Pines Dr., from 300' to 102'.
2. Vertical curve variance from 250' to 130' at sta 10+75 of Road A.
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 & 2 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 8 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 Knoxville Department of Engineering
3. Constructing the hammer-head turn around at the end of the joint permanent easement to meet the required standard of the Knoxville Fire Dept. (20' x 80')
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knoxville, Ord. (0-280-90)
5. Meeting all requirements of the approved Use-on-Review development plan.
6. Place a note on the final plat that all lots will have access from the internal street system only.
7. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Henson Rd. from the proposed joint permanent easement.
8. 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: This applicant is proposing to divide this 1.83 acre site into 4 lots. All of the lots will have access to Henson Rd. via a joint permanent easement. The applicants engineer will have to certify that 300' of sight distance is provided as part of the final plat review process.

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. KUB can provide water, sewer, electrical and natural gas service to the site.
- 2. Any school age children living in this development are presently zoned to attend Pleasant Ridge Elementary, Northwest Middle and West High school
- 3. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area. The predominant uses in the area are attached and detached single family dwellings.
- 4. Drainage will be directed into the existing drainage ways on this site. Stormwater detention, grading and drainage plans will be required that meet City of Knoxville requirements.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

- 1. The proposed detached single-family subdivision meets the standards for development within the RP-1 (Planned Residential) district and all other requirements of the Zoning Ordinance.
- 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.

CONNFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan and the Knoxville One Year Plan identify this property for low density residential use. The development of the site at 2.18 du/ac as proposed complies with both plans and the RP-1 zoning approved for this site.

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. Meeting all applicable requirements of the Knoxville Department of Engineering
3. Constructing the hammer-head turn around at the end of the joint permanent easement to meet the required standard of the Knoxville Fire Dept. (20' x 80')
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knoxville, Ord. (0-280-90)
5. Meeting all requirements of the approved Use-on-Review development plan.
6. Place a note on the final plat that all lots will have access from the internal street system only.
7. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Henson Rd. from the proposed joint permanent easement.
8. 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.

Summary of MPC action: APPROVE variances 1 & 2 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 8 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: Knoxville City Council

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: