

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: M & M Partners on N Campbell Station Road

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 33 **No. of Lots Approved:** 33

Variances Requested:

1. Horizontal curve variance on Road A at STA 4+50, from 250' to 125'.
2. Vertical curve variance on Road A at STA 0+75, from 175' to 105'.
3. Right-of-way dedication variance on N. Campbell Station Rd., from 50' to 30' to centerline.
4. Sight distance variance at the intersection of Road A and N. Campbell Station Rd., from 300' to 200'.

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 - 4 because the site's topography and location, and existing street conditions, restrict compliance with the Subdivision Regulations.

APPROVE the concept plan subject to 10 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 plans to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision for the design of the realignment of Black Rd. It is at this stage that the details on the timing of construction and dedication of the new road and closure of the existing road shall be addressed.
4. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour area) identified on the plat. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Construction is not permitted within the hatched contour area of the sinkhole. Engineered footings may be required for any structures within the 50' sinkhole buffer.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Placing a note on the final plat that Lots 1 and 2 shall be provided with an on-site turnaround.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
10. 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 10.62 acre tract into an attached single-family subdivision at a density of 3.11 du/ac. The applicant just received approval of a sector plan amendment and rezoning (3-D-06-SP & 3-K-06-RZ) of the property from Knox County Commission on April 17, 2006. The sector plan was amended to low density residential with the property being rezoned to PR at up to 4 du/ac.

This proposed subdivision includes plans for the realignment of Black Rd. at the intersection with N. Campbell Station Rd. The proposed design will eliminate the existing angled intersection of Black Rd. at N. Campbell Station Rd. and create a new public street that will be located directly across from Ridgeland Dr. a public street in the Town of Farragut. This new street will be the main street serving the proposed subdivision. Black Rd. will be relocated to intersect with the new street approximately 140' from the centerline of N. Campbell Station Rd. The applicant will be required to submit plans to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision for the design of the realignment of Black Rd. It is at this stage that the details on the timing of construction and dedication of the new road and closure of the existing road shall be addressed.

There are four sinkholes located on the property that will require the preparation of a geotechnical study by a registered engineer and approval by the Knox County Department of Engineering and Public Works prior to construction within the 50' sinkhole buffer.

MPC Action: Approved

MPC Meeting Date: 5/11/2006

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 plans to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision for the design of the realignment of Black Rd. It is at this stage that the details on the timing of construction and dedication of the new road and closure of the existing road shall be addressed.
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Summary of MPC action: APPROVE variances 1 - 4 because the site's topography and location, and existing street conditions, restrict compliance with the Subdivision Regulations.

APPROVE the concept plan subject to 10 conditions

Date of MPC Approval: 5/11/2006

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: