

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Oakleigh Estates (formerly White Oak Estates)

Surveyor: Cannon & Cannon

No. of Lots Proposed: 21 **No. of Lots Approved:** 0

Variations Requested:

1. Horizontal curve variance from 250' to 150' at sta. 1+1370 of Oakleigh Way.
2. Horizontal curve variance from 250' to 120' at sta. 2+34 of Oakleigh Way.
3. Horizontal curve variance from 250' to 200' at sta. 4+62 of Oakleigh Way.
4. Variance of tangent length between broken back curve from 150' to 55.7' beginning at sta. 3+48 of Oakleigh Way.
5. Vertical curve variance from 250' to 150' at sta. 0+90 of Oakleigh Way.
6. Vertical curve variance from 242.25' to 116.3' at sta. 2+25 of northbound road.
7. Vertical curve variance from 526.75' to 358.26' at sta. 8+60 of Oakleigh Way.
8. Vertical curve variance from 538.75' to 409.41' of Oakleigh Way (southbound road).

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- 8 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 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable 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 (Ord. 91-1-102).
3. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. 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 applicants are proposing to divide this 87.4 acre site into 21 lots. The minimum lot size proposed is 2 acres. The largest lot will contain more than 11 acres. The site is located in the Lyons Bend area which is characterized by single family residential development on large lots. Duncan Road Boat Dock is located to the south

Access to lots 1 - 18 will be via a joint permanent easement that will connect with Duncan Rd. Sight distance at the proposed entrance is attainable with the grading back of the existing bank and locating the entrance at the top of the hump in Duncan Rd. Staff has received a cross section drawing, from the applicant's engineer, that illustrates how the 300' of required sight distance will be achieved.

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 needed utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recent zoning and the other residential 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 an RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan shows this area for rural residential development. The proposed

development, with its two acre minimum lot size, conforms to the requirements of the rural residential designation.

MPC Action: Approved

MPC Meeting Date: 6/12/2003

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: 6/12/2003

Date of Denial:

Postponements: 5/8/2003-

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: