

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Twin Brooks
Surveyor: Century Surveying
No. of Lots Proposed: 6 No. of Lots Approved: 0
Variances Requested: None
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 the concept plan subject to 9 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Providing a minimum of 300' of sight distance at the proposed driveway entrances to lots 1-6 and certify this on the final plat prior to approval.
3. Establishing a minimum floor elevation (MFE) for all construction in the floodway fringe area per the requirements of the Knox County Dept. of Engineering and Public Works and noting the MFE for each lot on the final plat.
4. Lots 1 and 2 sharing a driveway and the building site on lot one being directly behind lot 2.
5. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
6. Meeting all other conditions of the previous concept plan approval (6-SA-02-C).
7. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
8. Meeting all requirements of the previously approved Use on Review (6-B-02-UR).
9. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: The first Concept Plan for Twin Brooks Subdivision was approved in 1998. This developer received approval of a second concept plan that contained the portion of the site that is subject to this request in 2002. Both of the previously approved concept plans have expired. The approval of a concept subdivision plan expires in two years if no final plats are approved during that time period. All of the first concept plan and a large portion of the second concept plan have been developed and platted. The plan as proposed is the same plan as approved by MPC on June 13, 2002 (6-SA-02-C) for the remaining six lots. Due to possible encroachment into the "no fill" area of the floodway fringe, the Knox County Dept. of Engineering and Public Works has recommended that lots 1 and 2 share a driveway. Additionally, they will require the building site for lot 1 be located directly behind lot 2.

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. Water, sewer, electrical and natural gas service is available to the site.
2. Any school age children living in this development are presently zoned to attend Gibbs Elementary, Holston Middle & Gibbs High School.
3. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.
4. A portion of the site is in the Floodway and Floodway fringe, but each proposed lot will have a suitable building site.

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 relevant requirements of the Zoning Ordinance.

CONNFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan identify this property for low density residential use and stream protection. The development of the site at 1.48 du/ac as proposed complies with the sector plan. The PR zoning approved for this site allows a density of approximately three dwellings per acre.

MPC Action: Approved **MPC Meeting Date:** 5/12/2005

Details of MPC action:

Summary of MPC action: APPROVE the concept plan subject to 9 conditions

Date of MPC Approval: 5/12/2005 **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: